

CITY OF NEWPORT BEACH
PLANNING COMMISSION STAFF REPORT
September 20, 2012 Planning Commission Hearing
Agenda Item No. 2

SUBJECT: Bristol Chevron Service Station
(PA2012-073)
2121 Bristol Street
▪ Conditional Use Permit No. UP2012-012

APPLICANT: Chevron Products, Co.

PLANNER: Melinda Whelan, Assistant Planner
(949) 644-3221, mwhelan@newportbeachca.gov

PROJECT SUMMARY

Amend the existing use permit to construct the following: a 2,945-square-foot convenience store, an additional automated car wash bay next to an existing renovated car wash bay, a new canopy with five new dispensers, and a trash enclosure with recycling bins. Demolition would include three service bays, a snack shop, an existing canopy and six dispensers. The existing underground storage tanks and the Healy clean air system will remain. Also included in the request is a Type 20 (Off Sale Beer & Wine) ABC license.

BACKGROUND

The item was continued from August 23, 2012, to allow staff and the applicant to re-consider the feasibility of eliminating any of the existing driveways.

ANALYSIS

The complete report and analysis can be found in the August 23, 2012 staff report in Attachment No. PC 2.

The City Traffic Engineer and the applicant reviewed the site circulation including the impacts and feasibility of driveway consolidation. General Plan Policy CE 2.2.4 calls for, wherever possible, the consolidation of driveways on arterial streets to maintain a desired quality of traffic flow. A driveway closure would also create more area for landscaping. The analysis with the City Traffic Engineer resulted in the determination that all driveways should remain to ensure efficient on and off-site circulation. However, it was determined that the Irvine Avenue driveway closest to the Bristol Street intersection should be narrowed and additional landscape area provided. As a result, staff has revised the condition included in the September 6, 2012, memo as follows:

57. Prior to the issuance of building permits, the applicant shall work with the Traffic Engineer to reduce the width of the existing driveway along Irvine Avenue, closest to the intersection of Irvine Avenue and Bristol Street. The width of the driveway shall be reduced from 39-feet, 6-inches to 25-feet (the minimum required for two-way traffic). The area of the closed driveway shall be replaced by additional landscaping. The final circulation design and landscape plans shall be approved by the City Traffic Engineer and the Community Development Director.

This revised condition of approval is included in the draft resolution (Attachment No. PC 1).

Alternatives


1. The Planning Commission may suggest specific project modifications or operational changes that are necessary to alleviate concerns. If the changes are substantial, the item should be continued to a future meeting to allow redesign of the project.
2. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission should deny the application requests (Attachment No. PC 3). In which case, UP3010A will remain in effect unless action is taken to revoke this permit.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Resolution No. ____ approving Conditional Use Permit No. UP2012-012 No. (Attachment No. PC 1).

Prepared by:

Submitted by:



Melinda Whelan
Assistant Planner



Brenda Wisneski, AICP, Deputy Director

ATTACHMENTS

- | | |
|------|--|
| PC 1 | Draft Resolution with Findings and Conditions |
| PC 2 | August 23, 2012 Staff Report including attachments |
| PC 3 | Draft Resolution for Denial |
| PC 4 | Plans |

Attachment No. PC 1

Draft Resolution with Findings and
Conditions

RESOLUTION NO. 2012-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH APPROVING CONDITIONAL USE PERMIT NO. 2012-012 FOR A NEW CONVENIENCE MARKET, AN ADDITIONAL CAR WASH BAY NEXT TO AN EXISTING RENOVATED CAR WASH BAY, A NEW CANOPY AND DISPENSERS, A TRASH ENCLOSURE WITH RECYCLING BINS, THE INTRODUCTION OF OFF-SITE BEER AND WINE SALES (TYPE 20), AND DEMOLITION OF SERVICE BAYS AT AN EXISTING SERVICE STATION LOCATED AT 2121 BRISTOL STREET (PA2012-073)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Chevron Products Co., with respect to property located at 2121 Bristol Street, and legally described as shown on a map filed in Book 179, Page 48 of Parcel Maps in the office of the Orange County Recorder requesting approval of a conditional use permit.
2. The applicant proposes a conditional use permit to construct the following: a 2,945-square-foot convenience store, an additional car wash bay next to an existing renovated car wash bay, a new canopy with five new dispensers, and a trash enclosure with recycling bins. Demolition would include three service bays, a snack shop, an existing canopy and six dispensers. The existing underground storage tanks and the Healy clean air system will remain. Also included in the request is a Type 20 (Off Sale Beer & Wine) ABC license.
3. The subject property is located within the Commercial General (CG) Zoning District and the General Plan Land Use Element category is General Commercial (CG).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on August 23, 2012 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. At this meeting the Planning Commission continued this item until September 6, 2012.
6. A public hearing was held on September 6, 2012 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. At this meeting the Planning Commission continued this item until September 20, 2012.

7. A public hearing was held on September 20, 2012 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 32 (In-fill Development Projects). Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The subject property has a land use designation of General Commercial (CG) within the General Plan. The CG designation is intended to provide for a wide variety of commercial activities oriented primarily to serve citywide or regional needs. Fuel/service stations, convenience stores, and car washing facilities are permitted uses within this land use designation.

The property is located within the Commercial General (CG) Zoning District. The convenience market and automated car wash uses are permitted as accessory uses to the service station with approval of a conditional use permit (CUP).

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is located at the intersection of Irvine Avenue and Bristol Street, which are designated as "major roads" in the Circulation Element of the General Plan. This site is 39,956 square feet (0.92 acre) in area and is completely surrounded by urban uses. The Del Taco parking lot is directly adjacent the southeast property line. Adjacent the southwest property line are two parcels (under common ownership). The parcel fronting on Irvine Avenue is developed with a mini mart and the land locked property to the rear is developed with a vacant commercial office building which is currently being used for private storage by the mini mart owner.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The site is currently fully developed with an existing service station and paved surface parking lot, and does not contain any habitat for endangered, rare or threatened species. Vegetation that exists on-site consists of non-native ornamental landscaping.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic:

Per comments from the Public works Department, the proposed project will not result in additional trip generation per ITE standards.

Noise:

The proposed redevelopment of the existing service station and addition of an automated car wash bay will not generate a substantial increase in noise levels as compared to the existing service station operation. The car wash bays have been designed and hours have been limited to 7:00 a.m. to 10:00 p.m. to comply with the noise ordinance.

Air Quality:

The addition of the car wash bay and larger convenience store will not result in an overall increase in the average daily trips (ADT) to the site. The applicant expects construction to take place in two phases. The first phase will take approximately 3 months and the second phase will take a maximum 3 months. The project will be conditioned to comply with the regional AQMP established by the SCAQMD. This will ensure that any construction impacts are minimized.

Water Quality:

The applicant has completed a Water Quality Management Plan (WQMP) and will be required to comply with all requirements of the Zoning Code and Municipal Code related to water quality.

(e) *The site can be adequately served by all required utilities and public services.*

Sewer collection and wastewater treatment services are provided by the City of Newport Beach and the Orange County Sanitation District. All utilities (i.e. electricity, natural gas, and telephone) are currently available and serve the existing site. Fire and police protection facilities and services are located off of Jamboree Road on Santa Barbara Drive.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.48.030 (Alcohol Sales) of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a use permit are set forth:

Finding

- A. *The use is consistent with the purpose and intent of Section 20.48.030 (Alcohol Sales of the Zoning Code.*

Facts in Support of Finding

- A.-1. The project has been reviewed and conditions of approval are included to ensure that the purpose and intent of Section 20.48.030 (Alcohol Sales) of the Zoning Code is maintained and that a healthy environment for residents and businesses is preserved. The service of beer and wine is intended for the convenience of customers using the service station. Operational conditions of approval recommended by the Police Department relative to the sale of alcoholic beverages will ensure compatibility with the surrounding uses and minimize alcohol related impacts.

In accordance with Section 20.52.020.F of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a use permit are set forth:

Finding

- B. The use is consistent with the General Plan and any applicable specific plan;*

Facts in Support of Finding

- B.-1. The subject property has a land use designation of General Commercial (CG) within the General Plan. The CG designation is intended to provide for a wide variety of commercial activities oriented primarily to serve citywide or regional needs. Fuel/service stations, convenience stores, and car washing facilities are permitted uses within this land use designation. The service station, proposed remodel, and addition of car wash bays are consistent with this designation.
- B.-2. The service station development is located adjacent to Irvine Avenue and Bristol Street, which consist of six lanes each. Bristol Street provides a major transportation route connecting with the 73 Freeway. The proposed service station development will provide services for visitors to the City as well as residents and employees of businesses located within the area and throughout the City.
- B.-3. The subject property is not part of a specific plan area.

Finding

- C. The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code;*

Facts in Support of Finding

- C.-1. The site is located in the Commercial General (CG) Zoning District. The CG zoning district is intended to provide for areas appropriate for a wide variety of commercial activities oriented primarily to serve City-wide or regional needs. The proposed service station development is located at the intersection of two major roads and will provide services for visitors to the City as well as residents and employees of businesses located within the area and throughout the City.

Finding

- D. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity;*

Facts in Support of Finding

- D.-1. The subject site is located at the southeast corner of the intersection of Bristol Street and Irvine Avenue. The site is surrounded by commercial properties. The site provides a convenient location for visitors to the area, residents and employees of the neighboring areas to purchase fuel and convenience items. Conditions of approval are included to minimize, to the greatest extent possible, any impacts to the surrounding residential and commercial uses.
- D.-2. The size of the site (0.92 acres) complies with the standards of the Zoning Code related to minimum land area for service stations and car washing facilities and vehicular access to the site is provided via four existing driveways, two adjacent to Irvine Avenue and two adjacent to Bristol Street. The project is located and designed to provide adequate circulation and parking on-site for the service station, convenience market area, and the car wash bays.
- D.-3. The hours of operation of the service station and convenience market, currently 24-hours, seven-days-a-week, will remain the same. The original use permit did not limit the hours of operation for the service station. It has been operating 24-hours, seven-days-a-week for an indeterminate time and has not proven detrimental to the neighborhood or City. The project includes conditions of approval to ensure that potential conflicts are minimized to the greatest extent possible.
- D.-4. The automated car wash bays will be located at the rear of the site where the existing car wash has been located since 1987 to provide adequate circulation and parking. The existing car wash does not have any history of negative impacts to the site or the surrounding area. The use permit includes conditions of approval requiring that the car wash hours of operation are limited to 7:00 a.m. until 10:00 p.m. to comply with the City's exterior noise standards.

Finding

- E. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and*

Facts in Support of Finding

- E.-1. The project is located at the intersection of two major roads. The area of the site (0.92 acres) meets the minimum size requirements for service stations required by the Zoning Code, and is large enough to provide adequate access, circulation and on-site parking to permit the new convenience store and two car wash bays.

- E.-2. The subject site is developed with the existing service station operation and there is adequate public and emergency vehicle access, public services, and utilities, which are existing on the site to accommodate the proposed project development.
- E.-3. The improvements to the project site will comply with all Building, Public Works, and Fire Codes. All ordinances of the City and all conditions of approval will be complied with.

Finding

- F. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding

- F.-1. The existing service station has been in operation since 1982 pursuant to Use Permit No. 3010 (which was for reconstruction of the older service station), has not proven detrimental to the area, and has demonstrated that it is compatible with the neighboring commercial uses. Furthermore, Use Permit No. 3010 A. was approved in 1987 for the addition of an automated car wash which also has not proven detrimental to the area and has demonstrated compatibility with the neighborhood.
- F.-2. Conditions of approval are included in the draft resolution, which will ensure that potential conflicts with the surrounding commercial land uses are minimized to the greatest extent possible.
- F.-3. The automated car wash bays will be located at the rear of the site to maintain adequate circulation and parking on the site. The conditional use permit includes conditions of approval requiring that the hours of operation be limited to 7:00 a.m. until 10:00 p.m. to comply with the City's exterior noise standards.
- F.-4. The operational conditions of approval recommended by the Police Department relative to the sale of alcoholic beverages will ensure compatibility with the surrounding uses and minimize any impacts to the surrounding area, which are related to the sale of alcohol from the convenience store.

Facts in Support of Finding

- G.-1. The overall site plan and architectural design of the existing service station and proposed car wash operation are consistent with the *City of Newport Beach Design Guidelines: Automobile Service Stations and Washing*.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Planning Commission of the City of Newport Beach hereby approves Conditional Use Permit Application No. UP2012-012, subject to the conditions set forth in draft resolution, which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 20th DAY OF SEPTEMBER, 2012.

AYES:

NOES:

ABSTAIN:

ABSENT:

BY: _____
Michael Toerge, Chairman

BY: _____
Fred Ameri, Secretary

EXHIBIT "A"

CONDITIONS OF APPROVAL

PLANNING

1. This resolution supersedes Planning Commission Use Permit Nos. UP3010 and UP3010 A, which upon vesting of the rights authorized by this application, shall become null and void six months following the issuance of building permits for the proposed project.
2. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
3. The development shall be in substantial conformance with the approved site plan, floor plan(s), and building elevation(s) stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval).
4. Hours of operations for the car wash shall be limited to 7:00 a.m. until 10:00 p.m. daily. The hours of operation of the service station and convenience market (24 hours-a-day, 7 days-a-week) are permitted to continue.
5. The existing fuel tank vents (EVR) shall be screened and painted to blend in with the landscaping and existing property line wall.
6. This Use Permit may be modified or revoked by the City Council or the Planning Commission should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
7. The applicant is required to obtain all applicable permits from the City Building and Fire Departments. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
8. Any change in operational characteristics, hours of operation, expansion in area, or other modification to the approved plans, shall require an amendment to this Use Permit or the processing of a new Use Permit.
9. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.

10. This approval was based on the particulars of the individual case and does not in and of itself or in combination with other approvals in the vicinity or Citywide constitute a precedent for future approvals or decisions.
11. Use Permit No. 2012-012 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.60 of the Newport Beach Municipal Code, unless an extension is otherwise granted.
12. Should this business be sold or otherwise come under different ownership, any future owners or assignees shall be notified in writing of the conditions of this approval by the current owner or leasing company.

NOISE

13. As recommended in the noise study, the renovated car wash and additional bay shall be improved with the Noise Silencer Package.

LIGHTING

14. Exterior light sources shall be shielded from view and directed away from adjacent properties in compliance with Section 20.30.070 (Outdoor Lighting). Luminaries shall be of a low-level, indirect diffused type and shall not exceed a height of 20 feet above existing grade.
15. Prior to issuance of the certificate of occupancy or final of building permits, the applicant shall schedule an evening inspection by the Code Enforcement Division to confirm control of light and glare specified per condition of approval LIGHTING, No.2. An additional photometric study may be required by the Code Enforcement Department.

SIGNAGE

16. New signs or changes to existing signs shall comply with sign regulations required in Zoning Code Section 20.42.080.K.3 (Service Station Signs), as well as City Standard 110-L to ensure adequate site distance.

LANDSCAPING

17. The plant palette of the new landscaping shall be complimentary to the palette provided by the Bristol Street South Landscape Revitalization Project approved by City Council on January 10, 2012. The final landscaping plan shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
18. The project shall comply with Chapter 14.17 (Water Efficient Landscaping) of the Municipal Code, if applicable. The Planning and Building Divisions shall approve the final landscape planting and sprinkler irrigation plans and specifications before issuance of a building permit.

19. All landscape materials, landscaped areas, and irrigation systems shall be installed and maintained in accordance with the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
20. Prior to the final of building permits, the applicant shall schedule an inspection by the Planning Division to confirm that all landscaping was installed in accordance with the approved plan.
21. Reclaimed water shall be used whenever available, assuming it is economically feasible.
22. New landscaping shall incorporate drought-tolerant plant materials and drip irrigation systems where possible.
23. Watering shall be done during the early morning or evening hours (between 4:00 p.m. and 9:00 a.m.) to minimize evaporation the following morning.

ALCOHOL SALES

24. A Special Events Permit is required for any event or promotional activity outside the normal operational characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.
25. All exits shall remain free of obstructions and available for ingress and egress at all times.
26. All owners, managers, and employees selling alcoholic beverages shall undergo and successfully complete a certified training program in responsible methods and skills for selling alcoholic beverages. The certified program must meet the standards of the California Coordinating Council on Responsible Beverage Service or other certifying/licensing body, which the State may designate. The establishment shall comply with the requirements of this section within 180 days of the issuance of the certificate of occupancy. Records of each owner's, manager's and employee's successful completion of the required certified training program shall be maintained on the premises and shall be presented upon request by a representative of the City of Newport Beach.
27. No alcoholic beverages shall be sold between the hours of 2:00 a.m. to 6:00 a.m.
28. There shall be no exterior advertising or signs of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs that are clearly visible to the exterior shall constitute a violation of this condition.

29. The displays, shelving, etc. shall be positioned in such a way that the clerk can be seen from outside of the building.

30. The applicant shall post and maintain a professional quality sign facing the premise's parking lot(s) that reads as follows:

**NO LOITERING, NO LITTERING
NO DRINKING OF ALCHOLIC BEVERAGES
VIOLATORS ARE SUBJECT TO ARREST**

The sign shall be at least two feet square with two inch block lettering. The sign shall be printed in English and Spanish.

31. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the license.

32. Beer, malt beverages, and wine coolers in containers of 16 oz. or less shall not be sold by single container, but must be sold in manufacturer pre-packaged multi-unit quantities.

33. Wine shall not be sold in bottles or containers smaller than 750 ml.

34. No person under the age of 21 shall sell or deliver alcoholic beverages.

VEHICLE USES

35. Fuel delivery trucks shall not obstruct the public right of way during delivery or any other time. Fuel delivery trucks shall not access the site during peak traffic periods (8:00 a.m. to 10:00 a.m. and 4:00 p.m. to 6:00 p.m.).

BUILDING

36. Building permits and plan review are required for each structure.

37. All work shall comply with the current California Building Code (CBC) and related codes at the time of plan submittal.

38. The renovated car wash may be subject to CalGreen compliance for existing nonresidential buildings as required by CalGree Section 5.701.

39. Full access compliance is required throughout the project buildings, site work and pump islands. See CBC 1101B and 1101C for specific requirements.

FIRE

40. Any aboveground or underground vent piping removal must be disposed of in accordance with federal and state regulations. California Fire Code Section 3404.2.14.2

41. An underground tank inventory control and leak detection system must be provided for the existing underground tanks upon construction of the new dispensers and structure. C.F.C. Chapter 34.
42. New dispensing devices must be protected as per C.F.C. Sec. 2203.1.1.
43. An emergency disconnect switch for exterior fuel dispensers must be provided as per C.F.C. Sec. 2203.2.
44. Dispensing operations must comply with C.F.C. Sec. 2204 and 2205.
45. A fire extinguisher with a minimum rating of 2A 20BC shall be provided and located such that an extinguisher is not more than 75-feet from pumps, dispensers, and car wash. In addition, a 2A 10BC fire extinguisher will be required in the convenience store with a travel distance no to exceed 75-feet to an extinguisher. C.F.C. Sec.2205.5.
46. A knox box which contains building keys will be required with the new construction of the convenience store.

PUBLIC WORKS/UTILITIES

47. Prior to issuance of the certificate of occupancy or final of building permits, reconstruct the existing and/or otherwise damaged concrete sidewalk panels along the Bristol Street and Irvine Avenue frontages.
48. Prior to issuance of the certificate of occupancy or final of building permits, reconstruct the existing broken and/or otherwise damaged concrete curb and gutter along the Bristol Street Irvine Avenue frontages.
49. Prior to issuance of the certificate of occupancy or final of building permits, a minimum 12-inch wide by 12-inch deep full depth AC patchback is required against the new edge of gutter along the length of all curb and gutter and curb access ramp reconstruction work. Tack coat all joint surfaces prior to patchback placement.
50. Upon reconstruction of broken and/or otherwise damaged sidewalk, curb and gutter, along Bristol Street and Irvine Avenue, the existing curb access ramps shall be upgraded to current ADA standards prior to issuance of the certificate of occupancy or final of building permits.
51. All existing overhead utilities shall be undergrounded.
52. Prior to issuance of the certificate of occupancy or final of building permits, all existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed.
53. An encroachment permit is required for all work activities within the public right-of-way.

54. The construction plans shall depict the parking layout consistent with City standard STD-805-L-A and STD-805-L-B. One-way drive aisles shall be a minimum of 14 feet wide. Two-way drive aisles shall be a minimum of 26 feet wide.
55. Prior to issuance of permits, final parking and circulation design shall be subject to further review by the City Traffic Engineer.
56. Site access shall be designed to comply with the City's sight distance standard STD-110-L.
57. Prior to the issuance of building permits, the applicant shall work with the Traffic Engineer to reduce the width of the existing driveway along Irvine Avenue, closest to the intersection of Irvine Avenue and Bristol Street. The width of the driveway shall be reduced from 39-feet, 6-inches to 25-feet (the minimum required for two-way traffic). The area of the closed driveway shall be replaced by additional landscaping. The final circulation design and landscape plans shall be approved by the City Traffic Engineer and the Community Development Director.

CONSTRUCTION

58. Prior to commencement of demolition and grading of the project, the applicant shall submit a construction management and delivery plan to be reviewed and approved by the Public Works Department, if required. The plan shall include discussion of project phasing; parking arrangements for both sites during construction; anticipated haul routes; and construction mitigation. Upon approval of the plan, the applicant shall be responsible for implementing and complying with the stipulations set forth in the approved plan.
59. Traffic control and truck route plans shall be reviewed and approved by the Public Works Department before their implementation, if required. Large construction vehicles shall not be permitted to travel narrow streets as determined by the Public Works Department. Disruption caused by construction work along roadways and by movement of construction vehicles shall be minimized by proper use of traffic control equipment and flagman.
60. A haul route permit shall be required for any large construction related vehicle (i.e. dirt hauling vehicle).
61. The applicant shall employ the following best available control measures ("BACMs") to reduce construction-related air quality impacts:
 - a. Dust Control
 - Water all active construction areas at least twice daily.
 - Cover all haul trucks or maintain at least two feet of freeboard.
 - Pave or apply water four times daily to all unpaved parking or staging areas.

- Sweep or wash any site access points within two hours of any visible dirt deposits on any public roadway.
 - Cover or water twice daily any on-site stockpiles of debris, dirt or other dusty material.
 - Suspend all operations on any unpaved surface if winds exceed 25 mph.
- b. Emissions
- Require 90-day low-NOx tune-ups for off road equipment.
 - Limit allowable idling to 30 minutes for trucks and heavy equipment.

62. Prior to issuance of final grading permits, the applicant shall prepare a final Project Water Quality Management Plan (WQMP) for the proposed project, subject to the approval of the Building Department and Code and Water Quality Enforcement Division. The WQMP shall provide appropriate Best Management Practices (BMPs) to ensure that no violations of water quality standards or waste discharge requirements occur.

63. A list of “good house-keeping” practices will be incorporated into the long-term post-construction operation of the site to minimize the likelihood that pollutants will be used, stored or spilled on the site that could impair water quality. These may include frequent parking area vacuum truck sweeping, removal of wastes or spills, limited use of harmful fertilizers or pesticides, and the diversion of storm water away from potential sources of pollution (e.g., trash receptacles and parking structures). The Stage 2 WQMP shall list and describe all structural and non-structural BMPs. In addition, the WQMP must also identify the entity responsible for the long-term inspection, maintenance, and funding for all structural (and if applicable Treatment Control) BMPs.

ENVIRONMENTAL

64. Prior to the issuance of grading or building permits, the applicant shall submit written documentation from the Orange County Department of Environmental Health, the Certified Unified Program Agency (CUPA) for Orange County, verifying that the project site is in compliance with all applicable Underground Storage Tank (UST) requirements, that the project site has passed any applicable UST site pollution testing and that the repair, maintenance and removal of any existing USTs is being performed in accordance with Orange County Department of Environmental Health (CUPA) regulations and policies.

65. Additional samples shall be collected beneath removed features (hydraulic lifts within service bays and clarifier) and analyzed for SVOCs (by EPA method 8270) VOCs (by method 8260B), and TPH (CC1D by EPA method 8015). Results shall be submitted within 45 days of sampling activity. Impacted results could require additional assessment or removal.

66. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and

expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the (Bristol Chevron Service Station) project including, but not limited to, (Use Permit No. 2012-012) and the determination that the project is exempt under the requirements of the California Environmental Quality Act. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. PC 2

August 23, 2012 Staff Report including
attachments

**CITY OF NEWPORT BEACH
PLANNING COMMISSION STAFF REPORT**

August 23, 2012

Agenda Item 2

SUBJECT: Bristol Chevron Service Station
(PA2012-073)
2121 Bristol Street
▪ Conditional Use Permit No. UP2012-012

APPLICANT: Chevron Products, Co.

PLANNER: Melinda Whelan, Assistant Planner
(949) 644-3221, mwhelan@newportbeachca.gov

PROJECT SUMMARY

Amend the existing use permit to construct the following: a 2,945-square-foot convenience store, an additional automated car wash bay next to an existing renovated car wash bay, a new canopy with five new dispensers, and a trash enclosure with recycling bins. Demolition would include three service bays, a snack shop, an existing canopy and six dispensers. The existing underground storage tanks and the Healy clean air system will remain. Also included in the request is a Type 20 (Off Sale Beer & Wine) ABC license.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Resolution No. ____ approving Conditional Use Permit No. UP2012-012 No. (Attachment No. PC 1).

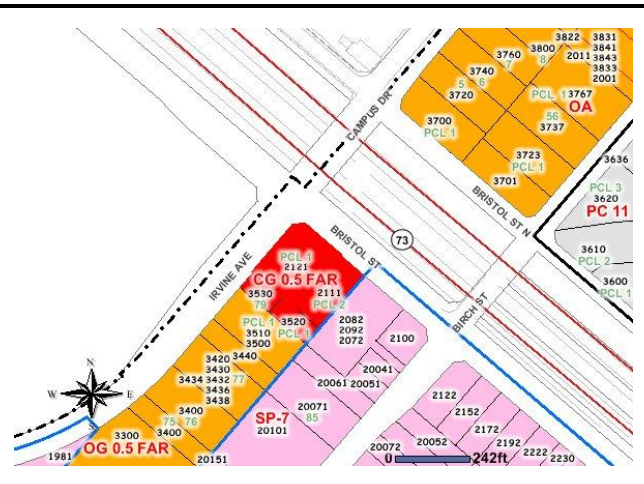
VICINITY MAP



GENERAL PLAN



ZONING



LOCATION	GENERAL PLAN	ZONING	CURRENT USE
ON-SITE	General Commercial (CG)	Commercial General (CG)	Chevron Service Station
NORTH	N/A	N/A	Intersection Irvine Ave. and Bristol St.
SOUTH	CG	CG	Del Taco parking lot and vacant commercial office
EAST	CG	CG	Del Taco
WEST	CG	CG	Minute King Mini Mart

INTRODUCTION

Project Setting

The existing service station site (39,956 square feet, 0.92 acre) is located at the southeast corner of the intersection of Bristol Street and Irvine Avenue. The Del Taco parking lot is directly adjacent the southeast property line. Adjacent the southwest property line are two parcels. The parcel fronting on Irvine Avenue is developed with a mini mart. The land locked property to the rear is developed with a vacant commercial office building which is currently being used for private storage by the mini mart owner.

The project site is currently developed with a Chevron gas station which was permitted as reconstruction of an older gas station under Use Permit No. 3010 in 1982 and amended in 1987 to construct an automated car wash. A copy of the Use Permits are provided in Attachment No. PC 3.

Project Description

Amend the existing Use Permit to construct the following: a new 2,945-square-foot convenience store, renovation of the existing 654-square-foot car wash and providing an additional car wash bay including equipment room (1,628 square feet), and a new canopy with 5 new dispensers. Demolition would include 1,950 square feet of 3 service bays and a snack shop, a 3,180 square-foot canopy and 6 dispensers. The existing underground storage tanks and the Healy clean air system will remain. Also included in the request is a Type 20 (Off Sale Beer & Wine) ABC license. A new trash enclosure including recycling bins will be constructed. The project would be implemented in two phases. Phase One would include the new convenience store, canopy, dispensers, landscaping, trash enclosure and renovation of the existing car wash including the addition of an equipment room. The car wash expansion would occur in Phase Two.

Operational hours of the service station and convenience store would be 24-hours, seven-days-a-week, consistent with the current operation. Alcohol would be conditioned so that it is not to be sold between the hours of 2:00 a.m. and 6:00 a.m. The car wash would operate from 7:00 a.m. to 10:00 p.m. daily.

DISCUSSION

Analysis

General Plan and Zoning Code

The subject property is located within the General Plan Statistical Area J6 and has a land use designation of General Commercial (CG). The CG designation is intended to provide for a wide variety of commercial activities oriented primarily to serve citywide or regional needs. Gasoline stations, convenience stores, and food service establishments are permitted uses within this land use designation. The General Plan allows a

maximum 79,912 gross sq. ft. (.50 FAR) for the site (39,956 sq. ft.). The total gross square feet of the proposed project is consistent with the Land Use Element of the General Plan (proposed convenience market - 2,945 sq. ft, existing and new car wash bays – 1,628 sq. ft. = 4,573 total sq. ft., 0.11 FAR).

The subject property is located within the Commercial General (CG) Zoning District. Pursuant to Zoning Code Section 20.20.020.A, Table 2-5 (Allowed Uses and Permit Requirements), fuel/service stations are permitted within this zoning district. Pursuant to Section 20.48.210.A (Service Stations, Allowable uses and activities), the proposed convenience market and automated car wash uses are permitted as accessory uses for the service station. Section 20.48.210.T.1 (Permit and Review Procedures, Conditional Use Permit Required) of the Zoning Code requires approval of a conditional use permit (CUP) for an existing service station whenever a request is made for the introduction of any of the accessory uses allowed for service stations, the introduction of alcoholic beverage sales, or any similar change in the operational characteristics of the service station. Pursuant to Zoning Code Section 20.52.020 (Conditional Use Permits and Minor Use Permits), an application for a CUP is subject to review by the Planning Commission, which may approve or conditionally approve the project if facts are found to make the findings required for approval.

The Zoning Code (Section 20.48.210 - Service Stations) lists prohibited uses and activities and provides standards for the location of activities and operations that are allowed to be conducted outside of the service station building. The proposed service station and car wash operation will be consistent with the permitted activities and operations standards.

Specific design and development standards for service stations are also provided in Section 20.48.210 of the Zoning Code. Each standard, as it relates to the proposed project, is discussed in Tables 1 and 2 (Service Station Design and Development Standards and Landscaping Standards), which are included in Attachment No. PC 4. The proposed project complies with all of the design standards.

City of Newport Beach Design Guidelines: Automobile Service Stations and Washing

Zoning Code Section 20.48.210.M (Site and architectural design) requires that service station developments be consistent with the *City of Newport Beach Design Guidelines: Automobile Service Stations and Washing* (Guidelines). The Guidelines, adopted May 24, 1999, are not regulatory and are intended to provide assistance in achieving a quality design that enhances the proposed development and that will be compatible with adjacent development and land uses.

The existing service station is consistent with the site design criteria stated in the Guidelines (Attachment No. PC 5). A summary of the existing and proposed elements of the project, as they relate to the Guidelines, is provided below.

Site Design, Architectural Design, and Details

The existing landscaped area at the corner of the site will be expanded with new shrubs, perennials and three new palms thus the appearance provides the strong street corner landscape element that the Guidelines encourage. The new canopy provides a single structure and, although the dispensers were reduced from six to five, the general area did not change as the existing underground storage tanks will be maintained. The new car wash bays will be located at the rear of the site. The openings of the car wash are not oriented toward the street and it has been designed to minimize any potential visual and noise impacts to the adjacent land uses.

The storefront entrance tower element with mission tile roof acts as a focal point to the customers creating a transition zone from the fueling area to the retail environment. Articulated planes, foam cornices, accent tiles, projecting pilasters with stone tile and concrete trim at the bottom, combined with quality materials, including natural stone, painted stucco, and a warm color palette, provide a design that fits in with the Mediterranean style theme. The convenience store and the service island canopy have consistent materials and architectural and design elements such as tile roof, pilasters with stone tiles and cornices. The existing carwash building will be re-faced to match the other new structures with painted stucco walls, cornices and pilasters with stone tile and concrete trim at the bottom providing a cohesive project site. The new trash enclosure will be located to the rear of the property to minimize it's visibility to the public and will be enhanced with vines and screened with landscaping.

The existing fuel tank vents (EVR) will remain towards the rear of the property and screened from public view by the existing 6 foot high wall. The new landscaping will provide additional screening and they will remain painted tan to blend in with the wall and landscaping. Glare is minimized from the recessed fixtures in the fueling station canopy. The exterior lighting throughout the site is concealed and directed away from adjacent properties to avoid glare and light.

Access and Circulation

Access to the site is provided via four existing driveways, two adjacent to Irvine Avenue and two adjacent to Bristol Street. The driveways provide good on-site circulation. The existing drive aisles are wide and allow easy maneuverability throughout the site, and provide sufficient on-site space for fuel delivery trucks so as not to disrupt circulation during deliveries. The design and location of the car wash bays at the rear of the property will not interfere with the service station convenience store and fueling operation. The project has been reviewed by the City Traffic Engineer with recommended conditions in place to ensure adequate access and circulation.

Landscaping

The entire site will be re-landscaped to enhance the overall appearance of the service station and provides a buffer to the properties to the southeast and southwest. Areas of

green grass, shrubs, decorative plantings, and trees will be provided along the street frontages. New planting areas adjacent to the proposed convenience store and car wash bays will enhance the appearance of the buildings. All planting areas provide the three tier system of grasses and groundcovers, shrubs and trees, as encouraged by the Guidelines.

Signs

New signage will be proposed under a sign permit and a condition of approval is included in the draft resolution, which requires new signs to comply with the sign regulations contained in Section 20.42.080.K.3 (Service station signs).

Crime Prevention

The proposed floor plan for the new convenience market is designed to be entirely open and visible to the cashier and employees. The exterior areas of the property are adequately lighted to provide security on the site.

Noise Ordinance – Car Wash

A noise study was conducted by Colia Acoustical Consultants (Attachment No. PC 6) to determine if the proposed car wash operation (car wash bays with dryers including Silencer Package) will comply with the City's Noise Ordinance. The proposed operation is during daytime hours only, 7:00 a.m. to 10:00 p.m., the study included noise measurements taken during the day-time hours. Although the ambient noise levels of the street traffic and aircraft exceeded the City's noise standards, the study uses the City's noise standards as a worst case condition and to show how the noise impact of the car wash will be lower than these and the ambient levels. The focus was on the closest impact points of the south commercial areas. The double bays were accounted for in the measurements and explanation of adding decibels is provided in the study. The study also measured the exterior vacuums which are located closest to the southerly property line adjacent the mini mart at approximately 87 feet.

The results of the study were that the projected daytime noise standard of 65 dBA would not be exceeded with the car wash bays or the exterior vacuums. Therefore, additional acoustical shielding (6-foot property line wall will remain) is not required. The following measures are incorporated into the design of the automated car wash bays to ensure the noise levels are maintained: incorporate the Noise Silencer Package on the dryer units within the carwashes and limit the operational hours to 7:00 a.m. to 10:00 p.m. These measures are included as conditions of approval in the draft resolution.

Alcoholic Beverage Sales – Off Site

The applicant has requested approval to include off-site beer and wine sales (Type 20 license). The Police Department has prepared an Alcohol Related Statistics report for

the project site (Attachment No. PC 7). The data from the Alcohol Related Statistics Report is incorporated into the factors for consideration provided below.

Factors to Consider

Section 20.48.030 (Alcohol Sales) requires the Planning Commission to consider certain factors when making the required findings to approve the Conditional Use Permit. A discussion of these factors in support of the Conditional Use Permit is provided below.

1. *The crime rate in the reporting district and adjacent reporting districts as compared to other areas in the City*

(2011 Data)

Reporting District	Part One Crimes (Serious offenses)	Part Two Crimes (All other offenses)	Part One Crimes Rate (per 100,000 people)
RD No. 33	108	65	4,806.41
RD No. 31	54	29	2,403.20
RD No. 34	112	133	4,984.42
Newport Beach	2,408	3,343	2,820.46

The establishment is located within Reporting District 33 as well as part of Census Tract 631.01. The Part One Crimes Rate in Reporting District No. 33 (RD No. 33) is higher than the Part One Crimes Rate for the City and for adjacent district RD 31 but lower than adjacent district RD No. 34 (for a map of the City of Newport Beach Reporting Districts, see Attachment No. PC 8). The crime rate in this reporting district is 14 percent above the City wide reporting district average. The higher crime rate within this reporting district is due to the property crimes within the higher density business area and Airport Area. While the proposed establishment is located in an area which has a slightly higher concentration of alcohol licenses than the average for Orange County, staff feels it is appropriate to allow the proposed off-site sale of beer and wine as a part of the products offered by the convenience market located within the existing service station.

2. *The numbers of alcohol-related calls for service, crimes, or arrests in the reporting district and the adjacent reporting districts.*

Reporting District	DUI/Drunk Arrests	Total Arrests	Calls for Service
RD No. 33	17	50	776
RD No. 31	3	32	664
RD No. 34	40	122	1,758
Newport Beach	1,304	3,198	65,411

RD No. 33 has a higher number of Total Arrests, and Calls for Service recorded in 2011 compared to RD No. 31 and a lower number of Total Arrests and Calls for Service

compared to RD No. 34. The higher numbers are related primarily to the larger number of alcohol service outlets located in RD No. 33 compared to RD No. 31 which is mostly residential.

3. *The proximity of the establishment to residential zoning districts, day care centers, hospitals, park and recreation facilities, places of worship, schools, other similar uses, and any uses that attract minors.*

Residential properties are located more than 1,500 feet across Irvine Avenue and the golf course to the northwest, over 1,000 feet across Birch to the southwest, and 850 feet to the southeast of the subject site. The nearest recreational facilities are located within the golf course. The actual course is located approximately 200 feet across Irvine Avenue and the club is located approximately 1,700 square feet southwest on Irvine Avenue. The project site is not located in close proximity to any churches, daycare centers or schools. The closest school is the Montessori within the Santa Ana Heights neighborhood which is more than 1,200 square feet to the south of the site. The proposed use is located adjacent to other commercial uses.

The area in general is characterized by a high volume of traffic to the site from residents and visitors traveling along Irvine Avenue and Bristol Street. The corner site is adjacent to commercial uses. The draft resolution includes conditions of approval to minimize negative impacts that the proposed off-site sale of beer and wine may have to surrounding land uses and ensure that the use remains compatible with the surrounding community.

4. *The proximity of the other establishments selling alcoholic beverages for either off-site or on-site consumption.*

The Police Department has prepared an Alcohol Related Statistics report for the project site that indicates an over concentration of alcohol licenses within this statistical area.

Reporting District	Active ABC License	Per Capita
RD No. 33	6	1 per 375 residents
RD No. 31	1	1 per 2,247 residents
RD No. 34	26	1 per 86 residents
County-wide	5,839	1 per 518 residents

The per capita ratio of 1 license for every 375 residents is higher than RD No. 31 and lower than RD No. 34. It is also slightly higher than the average ratio for Orange County (1 per 518 residents). However, this is due to the higher concentration of commercial land uses and lower number of residential properties in the reporting district. RD No. 31 consists of mostly residential properties.

5. *Whether or not the proposed amendment will resolve any current objectionable conditions.*

This factor is not applicable. Beer and wine sales are not currently permitted at this location.

The Police Department has reviewed the concentration and crime statistics and the potential impact of the proposed application on crime and police services, and recommends approval of the establishment with a Type 20 (Beer and Wine) license with Department of Alcoholic Beverage Control (ABC). A copy of the report is included in Attachment No. PC 7.

The conditions of approval recommended by the Police Department in their report related to design and security of the establishment are included in the conditions of approval of the draft resolution. The Type 20 alcohol license and the conditions of approval will effectively deter any potential problems which might have occurred with the introduction of beer and wine sales from the convenience market. In addition, all employees serving alcohol will be required to be at least 21 years of age and receive ABC-required Licensee Education on Alcohol and Drugs (LEAD) training.

Alcohol Sales Finding

In accordance with Section 20.48.030 (Alcohol Sales) of the Newport Beach Municipal Code, the Planning Commission must find that:

1. The use is consistent with the purpose and intent of Subsection 20.48.030 (Alcohol Sales) of the Zoning Code.

The project has been reviewed and conditioned to ensure that the purpose and intent of Section 20.48.030 (Alcohol Sales) of the Zoning Code is maintained and that a healthy environment for residents and businesses is preserved. Beer and wine are products that are typically found at convenience markets, and will be provided for the convenience of customers using the service station. Operational conditions of approval recommended by the Police department relative to the sale of alcoholic beverages will ensure compatibility with the surrounding uses and minimize alcohol related impacts.

Use Permit Findings

In accordance with Sections 20.52.020.F, the Planning Commission must make the following findings for approval for a use permit:

1. The use is consistent with the General Plan and any applicable specific plan.
2. The use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and the Municipal Code.
3. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.

4. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.
5. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Summary

The proposed use is consistent with the General Plan and Zoning Code. Adequate parking is provided on the project site. The hours of operation are compatible with uses in the area and the 10:00 p.m. closing hour for the car wash bays will ensure the establishment does not exceed the night-time standards of the noise ordinance. Beer and wine sales will be provided as a convenience to the public. Operational conditions of approval have been included to ensure the service station, car wash, and beer and wine sales are compatible with the surrounding neighborhood. Staff believes the findings for approval can be made and facts in support of the required findings are presented in the draft resolution (Attachment No. PC 1).

Alternatives

1. The Planning Commission may suggest specific project modifications or operational changes that are necessary to alleviate concerns. If the changes are substantial, the item should be continued to a future meeting to allow redesign of the project.
2. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission should deny the application requests (Attachment No. PC 2). In which case, UP3010A will remain in effect unless action is taken to revoke this permit.

Environmental Review

The project is categorically exempt under Section 15332, of the California Environmental Quality Act (CEQA) Guidelines - Class 32 (In-Fill Development Projects). The project meets all of the conditions required for this exemption which are provided with supporting facts in the draft resolution found in Attachment No. PC 1.

Public Notice

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, consistent with the provisions of the Municipal Code.

Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

Prepared by:

Submitted by:



Melinda Whelan
Assistant Planner



Brenda Wisneski, AICP, Deputy Director

ATTACHMENTS

- PC 1 Draft Resolution with Findings and Conditions
- PC 2 Draft Resolution for Denial
- PC 3 UP3010 and UP 3010A
- PC 4 Table 1: Service Station Design and Development Standards
Table 2: Landscaping Standards
- PC 5 Design Guidelines: Automobile Service Stations and Washing
- PC 6 Noise Study
- PC 7 Police Department: Alcohol-Related Statistics and Report
- PC 8 Police Department Reporting Districts
- PC 9 Plans

Attachment No. PC1

~~Draft Resolution with Findings and
Conditions~~

See current Attachment No. PC 1

Attachment No. PC 2

~~Draft Resolution for Denial~~

See current Attachment No. PC 3

Attachment No. PC 3

UP 3010 and UP 3010A

December 9, 1982

Allen
Balais
Gail
King
Kurlander
McLaughlin
Winburn

City of Newport Beach

ROLL CALL

INDEX

Use Permit No. 3010 (Public Hearing)

Item #19

Request to permit the reconstruction of an automobile service station on property located in the C-1-H District. The proposal also requests an exception permit so as to permit signs that exceed the size and number permitted.

USE PERMIT
NO. 3010

LOCATION: Portion of Lots 80 and 81 of Tract 706, located at 2121 Bristol Street, on the southeasterly corner of Bristol Street and Irvine Avenue, adjacent to the Newport Heights area.

AND

AND

Resubdivision No. 681 (Public Hearing)

Item #20

Request to establish a single parcel of land for the reconstruction of an existing service station where portions of two lots presently exist.

LOCATION: Portions of Lots 80 and 81 of Tract 706, located at 2121 Bristol Street, on the southeasterly corner of Bristol Street and Irvine Avenue, adjacent to the Newport Heights area.

RESUB-
DIVISION
NO. 681

ZONE: C-1-H

APPLICANT: Tait and Associates, Inc., Anaheim

OWNER: Exxon Corporation, Long Beach

ENGINEER: Tait and Associates, Inc., Anaheim

BOTH
APPROVED
CONDI-
TIONALLY

Agenda Items No. 19 and 20 were heard concurrently due to their relationship.

The public hearing opened in connection with these items and Mr. Allan Hart, representing the applicant, appeared before the Commission and requested approval of these items.

City of Newport Beach

ROLL CALL

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Ayes
Noes
Absent

Walters
McLaughlin
Kurlander
King
Goff
Belais
Allen

Amended Motion was now voted on as follows, which
AMENDED MOTION CARRIED:

FINDINGS:

1. That the proposed use is consistent with the Land Use Element of the General Plan and is compatible with surrounding land uses.
2. The project will not have any significant environmental impact.
3. The Police Department has indicated that they do not contemplate any problems.
4. The approval of Use Permit No. 3010 will not, under the circumstances of this case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing and working in the neighborhood or be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the City.
5. That the granting of an exception permit for the area and number of signs proposed is necessary to protect a substantial property right, will not be contrary to the purpose of this Chapter as herein set forth, and will not be materially detrimental to the health, safety, comfort or general welfare of persons residing in the neighborhood, or detrimental or injurious to property or improvements in the neighborhood, or to the general welfare of the City.

CONDITIONS:

1. That development shall be in substantial conformance with the approved plot plan, floor plans and elevations, except as noted below.
2. A landscape and irrigation plan for the project shall be prepared by a licensed landscape architect. At least 15 percent of the site shall be landscaped with plant materials designed to provide beautification and screening to the site.

Allen
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Goff
King
Kurlander
McLaughlin
Winburn

City of Newport Beach

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3. The landscape plan shall be subject to the review of the Parks, Beaches and Recreation Department, and the approval of the Planning Department.
4. The landscape plan shall include a maintenance program which controls the use of fertilizers and pesticides.
5. The landscape plan shall place heavy emphasis on the use of drought-resistant native vegetation, and be irrigated with a system designed to avoid surface runoff and overwatering.
6. That a minimum of five parking spaces for each service bay shall be provided. Said spaces shall be marked with approved traffic markers or painted white lines not less than 4 inches wide. The City Traffic Engineer shall approve the on-site parking and circulation plan prior to the issuance of building permits.
7. That a 6-foot high masonry wall shall be constructed on the rear property line adjacent to the existing residential structure to the rear of the subject property.
8. All lighting fixtures shall be located so as to shield direct rays from adjoining properties. Luminaires shall be of a low level, indirect diffused type and shall not exceed a height of greater than twenty (20) feet above finished grade.
9. That all conditions of approval of Resubdivision No. 681 be fulfilled.
10. That all applicable development standards for new service stations be incorporated into the project design.
11. That the price and brand designation signing shall not exceed that which is required by State law, and that the remainder of the signs shall be required to conform with the City's Sign Ordinance.

City of Newport Beach

ROLL CALL

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Allen
Salas
Goff
King
Kurlander
McLaughlin
Winburn

Ayes
Noes
Absent

X X X X X
X

Motion was made for approval of Resubdivision No. 681, subject to the following findings and conditions, which MOTION CARRIED:

FINDINGS:

1. That the map meets the requirements of Title 19 of the Newport Beach Municipal Code, all ordinances of the City, all applicable general or specific plans and the Planning Commission is satisfied with the plan of subdivision.
2. That the proposed resubdivision presents no problems from a planning standpoint.
3. That the design of the subdivision or the proposed improvements will not conflict with any easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

CONDITIONS:

1. That a parcel map be filed.
2. That all improvements be constructed as required by Ordinance and the Public Works Department.
3. That a standard subdivision agreement and accompanying surety be provided in order to guarantee satisfactory completion of the public improvements if it is desired to record a parcel map or obtain a building permit prior to completion of the public improvements.

Allen
Baleis
Goff
King
Kurlander
McLaughlin
Winburn

City of Newport Beach

ROLL CALL

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4. That landscape plans shall be subject to review and approval of the Parks, Beaches and Recreation Department and Public Works Department.
5. That the deteriorated sidewalk be reconstructed along the Bristol Street frontage between the easterly driveway and the easterly property line under an encroachment permit issued by the California Department of Transportation.
6. That a curb wall be provided adjacent to the existing planter on Irvine Avenue to eliminate sloughing of soil onto the adjacent sidewalk; and that a curb drain be constructed at the southwesterly corner of the existing concrete block wall adjacent to Irvine Avenue to provide drainage.
7. That a grading permit be issued for replacement of existing underground gas storage tanks.

* * *

COMMISSIONERS

MINUTES

January 21, 1988

CITY OF NEWPORT BEACH

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wash structure to encroach 2 feet into a required 18 foot setback adjacent to an interior property line.

LOCATION: Parcel 1 of Parcel Map 82-719 (Resub-division No. 681) located at 2121 Bristol Street, on the southeasterly corner of Bristol Street and Irvine Avenue, adjacent to the Santa Ana Heights area.

ZONE: C-1-H

APPLICANT: Tait Associates, Anaheim

OWNER: Exxon USA, Inc., Houston

The public hearing was opened in connection with this item, and Mr. Bob Fiscus, applicant, appeared before the Planning Commission. Mr. Fiscus stated that he concurred with the findings and conditions as stated in Exhibit "A".

There being no others desiring to appear and be heard, the public hearing was closed at this time.

Commissioner Di Sano made a motion to approve Use Permit No. 3010 (Amended) subject to the findings and conditions in Exhibit "A". Motion voted on, MOTION CARRIED.

FINDINGS:

1. That the proposed development is consistent with the Land Use Element of the General Plan and is compatible with surrounding land uses.
2. The project will not have any significant environmental impact.
3. That the design of the proposed improvements will not conflict with any easements acquired by the public at large for access through or use of property within the proposed development.
4. That adequate off-street parking spaces will be provided in conjunction with the proposed development.
5. That the proposed service station remodel has been designed so as to comply as nearly as possible with the standards for service stations on new sites set forth in Section 20.70.060 of the Newport Beach Municipal Code.

UP3010A

Approved

Motion
All Ayes

January 21, 1988

DEBAY
DISANO
KOPPELMAN
MERRILL
PERSON
POMEROY
WINSURN

CITY OF NEWPORT BEACH

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6. That it is necessary to flare the existing drives to improve access to the site so as to accommodate the intensification of the use.
7. That the approval of a modification to the Zoning Code, so as to allow a portion of the building to encroach 2 feet into the required 18 foot interior side yard setback will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City and further that the proposed modification is consistent with the legislative intent of Title 20 of this Code.
8. The approval of Use Permit No. 3010 (Amended) will not, under the circumstances of this case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing and working in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

CONDITIONS:

1. That development shall be in substantial conformance with the approved plot plan and building plans, except as noted below.
2. That all applicable conditions of approval of Use Permit No. 3010 and Exception Permit No. 12 shall remain in effect.
3. That the project shall be designed to eliminate light and glare from adjacent uses and streets.
4. That all mechanical equipment and trash areas shall be screened from the public streets and adjoining properties.
5. A landscape and irrigation plan for the project shall be prepared by a licensed landscape architect. The landscape plan shall be subject to the review of the Parks, Beaches and Recreation Department, and the approval of the Planning Department.
6. That all signs shall conform to the provisions of Chapters 20.06 and 20.70 of the Municipal Code,

January 21, 1988

DEBAY
DI SANO
KORPELMAN
MERBILL
PERSON
POMEROY
WINBURN

CITY OF NEWPORT BEACH

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	<p>except as approved by the Planning Commission or required by State law, and that excess signage shall be removed.</p> <p>7. That all signs and landscaping shall be designed in accordance with Std.-110-L and shall be subject to further review and approval by the Traffic Engineer.</p> <p>8. That all improvements be constructed as required by ordinance and the Public Works Department.</p> <p>9. That a standard use permit agreement and accompanying surety be provided in order to guarantee satisfactory completion of the public improvements, if it is desired to obtain a building permit prior to completion of the public improvements.</p> <p>10. That at least 15 parking spaces shall be provided on-site. The parking plan shall be approved by the City Traffic Engineer.</p> <p>11. That the vehicular circulation systems be subject to further review by the City Traffic Engineer.</p> <p>12. That the southerly drive approach on Irvine Avenue and the drive approaches on Bristol Street be reconstructed with flared drive approaches per City Std-166-L. Modification to the standard may be required for the drive approaches located on Bristol Street. A California Department of Transportation permit is required for all work within the Bristol Street right-of-way.</p> <p>13. That all car wash activities shall be contained within the building.</p> <p>14. That all wash water shall drain into the sanitary sewer system and that the wash area drain shall be equipped with a trap for the collection of auto wash residue.</p> <p>15. That the service station shall be required to provide restrooms to its customers during all hours of operation.</p> <p>16. That the Planning Commission may add/or modify conditions of approval to this use permit, or recommend to the City Council the revocation of this use permit, upon a determination that the operation which is the subject of this use permit</p>

January 21, 1988

WINBURY
COMEROY
PERSON
KERRILL
KORELMAN
DISANO
DEBAY

CITY OF NEWPORT BEACH

ROLL CALL

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causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.

17. This use permit shall expire unless exercised within twenty-four months from the date of approval as specified in Section 20.80.090 A of the Newport Beach Municipal Code.

* * *

A. Traffic Study (Public Hearing)

Request to approve a traffic study in conjunction with the construction of a banquet/meeting room on the Newporter Resort Hotel property; and the acceptance of an environmental document.

AND

B. Use Permit No. 3161 (Amended) (Public Hearing)

Request to amend a previously approved use permit which permitted the construction of additions and improvements to the Newporter Resort Hotel in the Unclassified District. The proposed amendment includes a request to construct a new banquet/meeting room on a portion of the site which is currently used for off-street parking, the construction of a laundry facility and a 180± sq.ft. addition to the "net public area" of the existing Duke's Lounge. The proposal also includes a request to reduce the number of previously required parking spaces that were approved in conjunction with a demonstrated parking formula; the construction of a new access drive and circular drop-off adjacent to Back Bay Drive; and the approval of a modification to the Zoning Code so as to allow the use of additional compact and tandem parking spaces in conjunction with a valet parking service.

LOCATION: Parcels 1 and 2, Parcel Map 17-3, located at 1107 Jamboree Road, northwesterly of the intersection of Jamboree Road and Back Bay Drive.

ZONE: Unclassified

APPLICANT: CSL Newporter Ltd., Beverly Hills

OWNER: The Irvine Company, Newport Beach

Item No. 3TSUP3161AApproved

Attachment No. PC 4

Table 1: Service Station Design and
Development Standards

Table 2: Landscaping Standards

TABLE 1: SERVICE STATION DESIGN AND DEVELOPMENT STANDARDS

	REQUIREMENT				PROPOSED PROJECT
Location	All service station sites shall front on streets designated as major, primary or secondary on the City Master Plan of Streets and Highways unless the sites are part of or in conjunction with developments such as shopping centers in residential areas.				Complies. The location of the existing service station will remain the same. Irvine Avenue and Bristol Street are classified as “major” streets per the City Master Plan of Streets and Highways (Circulation Element).
Minimum Land Area	The minimum land area for service stations shall be 1,500 square feet of land area for each fueling space, 1,000 square feet for each service bay or washing bay, and 3.33 square feet for each square foot of gross floor area used for retail and/or food and beverage sales.				Complies. 10 fueling space x 1,500 sq ft = 15,000 sq ft 2 washing bays x 1,000 sq ft = 2,000 sq ft convenience market gross floor area – 2,945 sq ft x 3.33 sq ft = (9,806.85 sq ft) = 9,807 sq ft Total Minimum Land Area Required = 26,807 sq ft Existing Land Area of Site 39,956 sq ft
Required Setbacks	Structure	Interior	Abutting a Public Right-of-Way	Abutting an Alley	Complies. The location of the new service station canopy, service islands, car wash, retail and office (convenience store), and air and water dispensers comply with the required setbacks.
	Service islands	20 ft	20 ft	20 ft	
	Canopies	5 ft	5 ft	5 ft	
	Air and water dispensers	10 ft	10 ft	10 ft	
	Automobile washing, maintenance and repair	18 ft	30 ft	30 ft	
	Retail and office	0 ft	15 ft	10 ft	
Parking	Pursuant to Section 20.40.030 (Requirements for Off-Street Parking): number of parking spaces required is based on the land uses located on the site. -Service stations with convenience markets require one space per 200 square feet of gross floor area. -Automobile washing requires a queue for 5 cars per washing station.				Complies. <u>Convenience market</u> gross floor area = 2,945 parking spaces required = 15 (2,945 sq ft/200) <u>Automated car wash</u> = (2) washing station Queue – 10 (5 cars per washing station) Total spaces required = 25 (15 + 5 queue for each car wash bay) 20 spaces on site (including 5 space queuing area for each car wash bay)
Utilities	All utilities shall be installed underground within the exterior property lines of the site.				Complies. The existing utilities shall remain in place. There are no new utilities proposed to be installed as part of the project.

	REQUIREMENT	PROPOSED PROJECT
Access	<p>Driveways shall be so designed and located as to ensure a safe and efficient movement of traffic on and off the site to and from the lane of traffic nearest the curb. All driveways shall be located and constructed according to the City of Newport Beach Driveway Approach Policy.</p> <p>-Driveways for service stations which are developed as part of or in conjunction with adjacent uses shall be located as part of the total circulation element of such adjacent uses.</p> <p>-On-site driveways all should be a minimum of 25 feet for two-way traffic or 18 feet for one way circulation.</p> <p>-On-site queuing lanes shall be provided. Queuing lanes shall not interfere with access to required parking spaces.</p>	<p>Complies.</p> <p>The location of the two existing driveways along Bristol Street will remain unchanged and comply with City standards. The two driveways along Irvine Avenue will remain unchanged and comply with City Standards. On-site circulation for the existing service station and the proposed queuing lanes have been reviewed and approved by the Public Works Department.</p>
Drainage and Pollution Control	<p>All drainage to the street shall be by underground structures to avoid drainage across City walks or drive aprons. In addition, service stations shall incorporate pollution control best management practices (BMPs) designed to prevent or minimize runoff of oil and grease, solvents, car battery acid, coolant, gasoline, and other pollutants into the storm water system. The Public Works director shall approve drainage and pollution control methods, if appropriate.</p>	<p>Complies.</p> <p>A preliminary WQMP has been reviewed and approved and a condition of approval has been included which will require the submittal and approval of a final WQMP (Water Quality Management Plan) by the Building and Public Works departments prior to building permit issuance.</p>
Site and Architectural Design	<p>The site plan and architecture of the service station shall provide an attractive appearance that is compatible with and complimentary to the community and surrounding land uses and development and that is consistent with the <i>City of Newport Beach Design Guidelines: Automobile Service Stations and Washing</i> (See discussion below)..</p>	<p>Complies.</p> <p>The proposed project has been designed to be compatible with the surrounding land uses and architecturally compatible with surrounding development. The project involves a new building and canopy with aesthetic improvements to the existing building and updated landscaping plantings to add to the overall appearance of the site. Additional discussion of <i>City of Newport Beach Design Guidelines: Automobile Service Stations and Washing</i> below).</p>
Landscaping	<p>See Landscaping Development Standards Table 2 and discussion below for specific landscaping requirements.</p>	<p>Complies.</p>
Perimeter Walls	<p>Service station sites shall be separated from abutting residentially-zoned property or property used for residential purposes by 6 foot high masonry or concrete wall utilizing materials similar in color, module and texture to those utilized in the building. Such walls shall be reduced to 3 feet in height within adjacent street setback areas. Such walls need not be installed when building walls or other acceptable walls already exist on such property lines</p>	<p>Not Applicable.</p> <p>The subject property does not abut residentially zoned property.</p>
Refuse Storage Areas	<p>Refuse storage areas shall be enclosed by walls and integrated with the design of the service station in compliance with Section 20.30.120 (Solid Waste Recycling and Storage).</p>	<p>Complies.</p> <p>A detailed plan for a new trash enclosure, which complies with the City's requirements, has been provided as part of the proposed project.</p>

	REQUIREMENT	PROPOSED PROJECT
Lighting	Exterior light sources shall be shielded from view and directed away from adjacent properties in compliance with Section 20.30.070 (Outdoor Lighting). Luminaries shall be of a low level, indirect diffused type and shall not exceed a height of 20 feet above existing grade.	Complies. Existing and proposed on-site lighting complies with these requirements. A photometric study of the site (sheet LO111298-1) is provided and a night-time lighting inspection of the site will be performed by the Code Enforcement Department after installation of lighting for the renovated site is completed.
Rest Rooms	One men's rest room and one women's rest room shall be provided during business hours for use by service station customers. Rest rooms with exterior entrances shall be located so the entrances are in clear view of the station's service area, cashier station, or office.	Complies. The new convenience store interior will provide ADA compliant restrooms for both male and female customers.
Fuel Tank Vents	Fuel tank vents shall be located at the rear of the property or other inconspicuous location and shall be screened from public view.	Complies. The existing fuel tank vents (EVR) are located at the rear of the property. A condition of approval is included which requires that the vents continue to be screened and painted to blend in with the new landscaping and existing property line wall.

TABLE 2: LANDSCAPING STANDARDS

REQUIREMENT	PROPOSED PROJECT
<u>Area Required:</u> - A minimum of 15 percent of the site shall be landscaped with plant materials designed to provide beautification and screening.	Complies. Site = 39,956 sq ft x 15% = 5,993.4 sq ft Landscaping provided on-site = 6,138 sq ft (15.4%)
- A minimum 5 foot-wide (inside dimension) planting areas between driveway approaches.	Complies. The landscaped areas vary from 9' 10" to 12' 0" wide.
- A minimum of 150 square foot landscaped area provided at the intersection of two property lines at a street corner. Landscape materials shall not exceed a height of 36 inches.	Complies. 283.8 sq ft provided at corner of Irvine Avenue and Bristol Street.
- A minimum 5 foot-wide (inside dimension) planting area along interior property lines, except where openings are needed to facilitate vehicular circulation to adjacent properties.	Complies. The landscaped areas vary from 5' to 18' wide.
<u>Area Required:</u> - A minimum of 30 percent of the required landscaping shall be provided within 20 feet of the street property lines.	Complies. Landscaped area required = 5,993.4 sq ft (39,956 sq ft x 15%) <u>Within 20' of street property lines</u> Required= 1,798.02 sq ft (5,993 sq ft x 30%) Provided = 1,801 sq ft (30%)
<u>Quantity of Materials:</u> Landscaped areas adjacent to street property lines shall be planted with a minimum of 1 tree and 3 shrubs per every 25 linear feet of street frontage. Landscaped areas adjacent to interior property lines shall be planted with a minimum of 1 tree and 3 shrubs per every 30 linear feet. These calculations establish the minimum number of required trees and shrubs and are not meant to imply linear or equal spacing. Required trees shall be 24-inch box size, or larger. Required shrubs shall have a minimum mature growth height of 18 inches and shall be a minimum of 5-gallon in size upon installation.	Complies. <u>Adjacent to street property lines:</u> Irvine Ave Street Frontage – 243' Trees (243'/25') = 9 – provided 9 Shrubs (243'/25' x 3) = 29 – provided 31 Bristol St Frontage - 206' Trees (206'/25') = 8 – provided 8 Shrubs (206'/25' x 3) = 24 – provided 26 <u>Adjacent to interior property lines:</u> (449'/30 linear ft): <u>Required:</u> trees (449'/30')= 14 - provided= 14 shrubs (449'/30' x 3) = 44 - provided= 82
<u>Quality of Materials:</u> Plant materials shall be chosen for their screening qualities, beauty and durability. Plantings shall include a mixture of trees, shrubs and groundcovers. All plant materials shall conform to or exceed the plant quality standards of the latest edition of <i>American Standard for Nursery Stock</i> published by the American Association of Nurserymen, or the equivalent.	Complies. A condition of approval is included to require that the final design will be reviewed by the General Services Department prior to the issuance of building permits.
<u>Street Trees:</u> City parkway areas shall be provided with groundcover and street trees as per City standards	Complies. N/A - There are no requirements for parkway areas surrounding the site including street trees.

<u>Barriers:</u> Planting areas adjacent to vehicular activity shall be protected by a continuous concrete curb or similar permanent barrier.	<u>Complies.</u> Curb provided. Compliance with this requirement will be verified during plan check and field inspections.
<u>Sight Distances:</u> Landscaping shall be located so as not to impede vehicular sight distance in compliance with Section 20.30.130 (Traffic Safety Visibility Area) and to the satisfaction of the Public Works Director	<u>Complies.</u> Per plans submitted, new landscaping will not impede vehicular sight distance. This is also conditioned and will be verified at plan check.
<u>Irrigation:</u> All planting areas shall be provided with a permanent underground automatic sprinkler irrigation system of a design suitable for the type and arrangement of the plant materials selected.	<u>Complies.</u> Irrigation system plan and plantings provided (plan sheets 7 and 7.1).The final design will be reviewed by the General Services Department prior to the issuance of building permits.
<u>Required Plans:</u> The Director shall approve landscape planting and sprinkler irrigation plans and specifications before issuance of a building permit, if appropriate.	<u>Complies.</u> Standard included in the proposed conditions of approval
REQUIREMENT	PROPOSED PROJECT
<u>Maintenance of Landscaping:</u> <ol style="list-style-type: none"> Landscape materials and landscaped areas shall be maintained in compliance with the approved landscape plan. Landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing and trimming. Landscaped areas shall be kept free of weeds and debris. Irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance. 	<u>Complies.</u> Conditions of approval are included to ensure compliance with these requirements.

Attachment No. PC 5

Design Guidelines: Automobile Service
Stations and Washing

City of Newport Beach Design Guidelines

ADOPTED BY RESOLUTION NUMBER 99-37
MAY 24, 1999

City of Newport Beach Design Guidelines

Table of Contents

- I. Introduction and Purpose
- II. Design Guidelines
 - A. General
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 - E. Additional Design Guidelines for Special Development Types
 - 1. Automobile Service Stations and Washing
 - F. Additional Design Guidelines for Special Districts and Sites

I. Introduction and Purpose

The Design Guidelines are intended to provide design criteria for architects, engineers, builders, developers and landscape architects during the planning and conceptual development stages of their projects. These guidelines also provide a basis for those individuals or bodies having discretionary authority to review and evaluate the design of these projects.

These guidelines are not intended to restrict creativity, variety, innovation or imagination, but rather to assist the designer in achieving a quality design which will enhance the proposed development and the City, and be compatible with adjacent development and land uses.

These guidelines are not regulatory, but rather advisory on the part of the City's approval authority. They shall be used to evaluate a project's consistency with City policies, particularly those relating to visual quality, community character, and the protection of adjacent development and land uses. Furthermore, should any conflict exist between these guidelines and codified development regulations, the development regulations shall prevail.

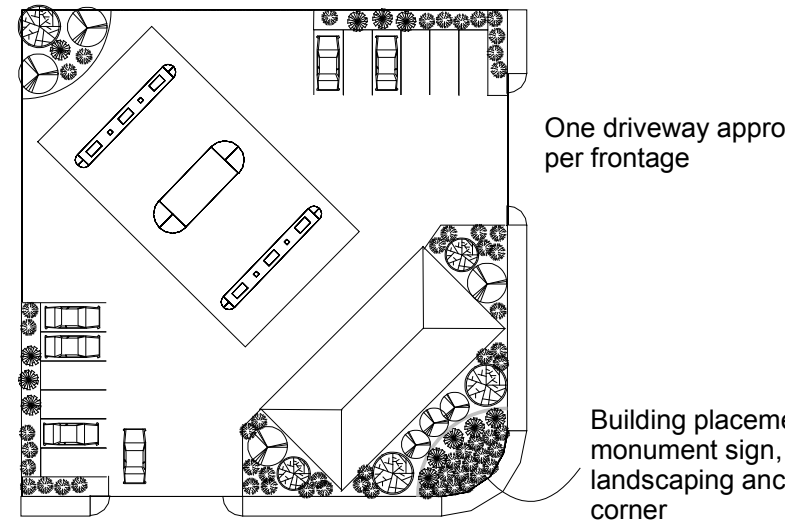
Additional Design Guidelines for Special Development Types

Automobile Service Stations and Washing

See Chapter 20.80 of the City of Newport Beach Zoning Code for land use and property development regulations. In addition to the design guidelines contained herein, the service station design shall be consistent with any design criteria or guidelines adopted by the City Council for the commercial district within which the service station is located, if any.

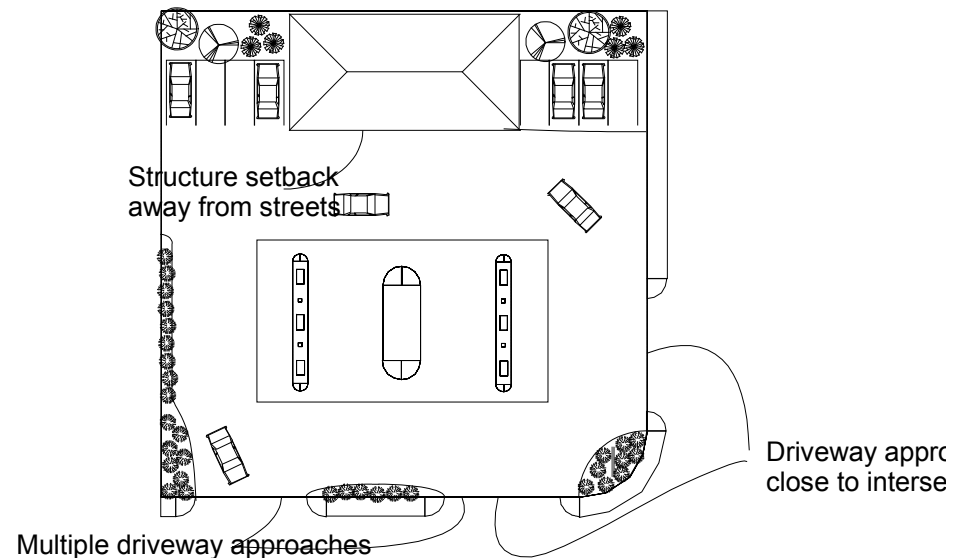
Site Design

- The site design for projects located at street corners should provide some structural or strong design element to anchor the corner. This can be accomplished using a built element or with strong landscaping features.
- In areas developed with a strong street presence, service stations should be oriented adjacent to the sidewalk, placing any service bay door and car wash openings on the rear of the structure facing away from public streets. Bay door and car wash openings should also be oriented away from any adjacent noise



Place driveways as far from intersections as possible

RECOMMENDED

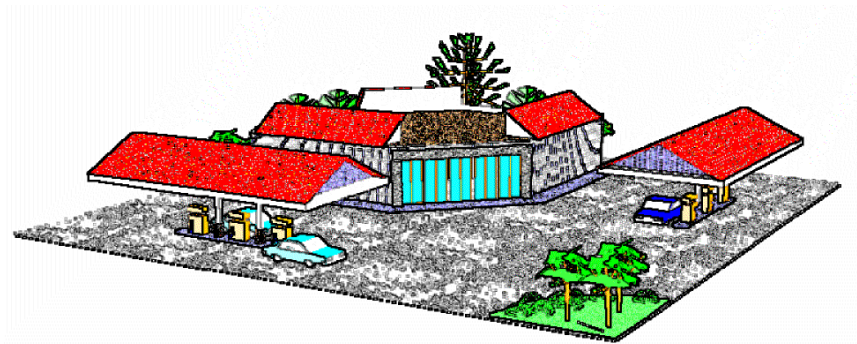


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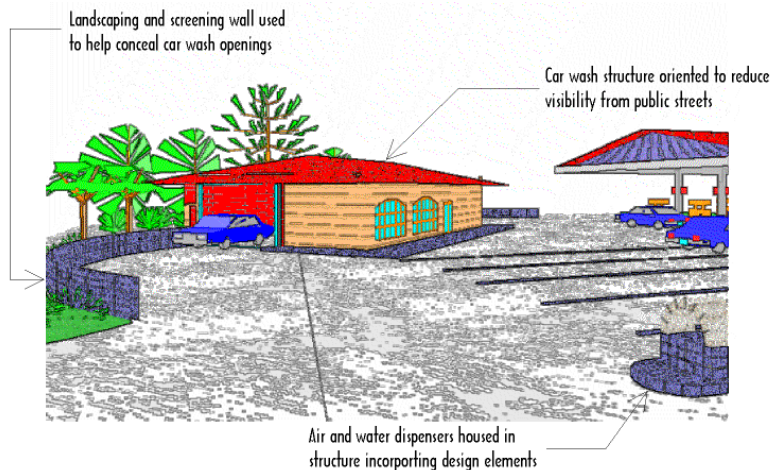
sensitive uses.

Site Design (Continued)

- Where possible, construct smaller, separate service islands/canopies, rather than a single large one.
- Service bay doors and car wash openings should be oriented so as to reduce visibility from public streets. The site design should also address potential visual and noise impacts to adjacent land uses.



Architectural Design



- ◆ Site specific architectural design is strongly encouraged. Rather than adapting a standard design to the site, the City strongly encourages floor plans and elevations that are unique to the community and are not a corporate or franchise design that is indistinguishable from those found elsewhere in the region.
- ◆ Building architecture should be designed to provide an attractive appearance that is compatible with and complimentary to the surrounding area. All architectural details should be related to an overall architectural theme.

- All buildings and structures on the site should have consistent materials and architectural and design elements to provide a cohesive project site. Conflicting materials and architectural and design elements within the site or on a building are strongly discouraged.
- Service stations should incorporate facade material to produce texture and to provide interest. Such materials include, but are not limited to, split face block, brick, slumpstone, granite, marble, clapboard, textured block or stucco. Reflective, glossy, and fluorescent surfaces are discouraged.
- Structures, including service island canopies, should incorporate full roof treatments with a low to moderate pitch and/or a varied parapet height. Variations in roof lines and heights should be provided where feasible. Flat roofs should be avoided unless it is a characteristic of a specific architectural style.
- Clay tile, concrete tile, wood shake, wood shingles, slate or a similar grade of roofing material should be used on all visible pitched roofs. Metal roofs should be avoided unless it is a characteristic of a specific architectural style.
- All service bays should be provided with roll-up (or similar) doors with all operating mechanisms located in the interior of the structure.

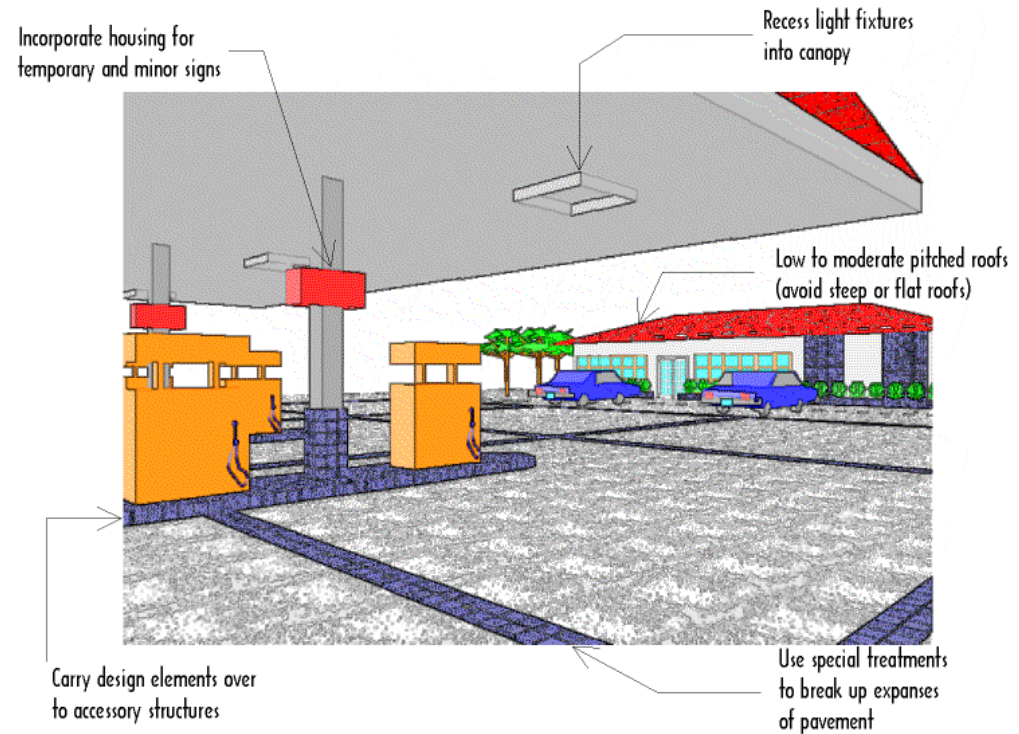
Site and Architectural Design Details

- All accessory buildings and structures should incorporate materials and architectural and design elements consistent with the principal building.
- Exterior storage and trash should be sited to be least visible from public view. Screening should consist of masonry walls with solid wood or metal doors. Exterior storage and trash should provide a screening trellis cover when visible from above (including upper floors) from adjacent properties.

- Tall (10 feet or higher) tank vents should be completely screened or incorporated into the building architecture.
- Any roof top mechanical equipment should be screened from view.

*Site and Architectural Design Details
(Continued)*

- Any structures used for housing air and water dispensers and similar fixed equipment should incorporate the architectural detail and design elements of the principal structure.
- Long expanses of wall surfaces should be architecturally treated to prevent monotony.



- Extensive expanses of pavement should be avoided. The amount of unrelieved pavement area on the site should be limited through the use of landscaping, contrasting colors and banding or pathways of alternate paver material.
- Canopies should not be internally illuminated. Light fixtures should be recessed into the canopy and no glare should be visible from the fixture.

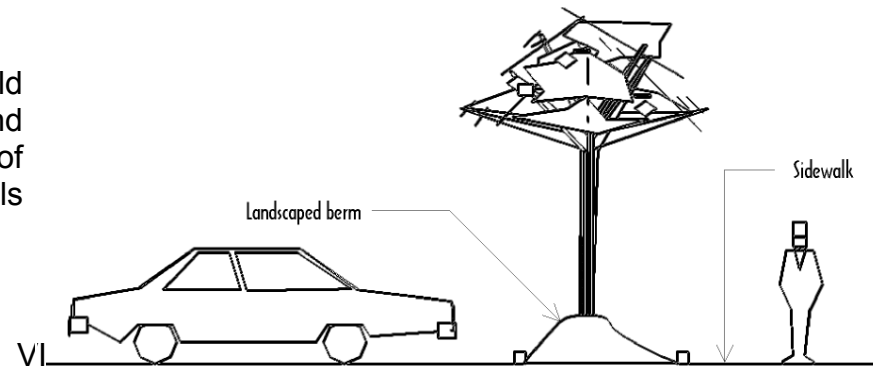
- ☐ Exterior lighting should be designed to avoid glare and direct light away from adjacent properties.
- ☐ Exterior lighting sources should be concealed so that it is not visible from adjacent properties.

Access and Circulation

- ☐ The on-site circulation pattern should include adequate driving space to maneuver vehicles around cars parked at the pumps.
- ☐ Fuel storage areas should be sited to insure that delivery trucks do not obstruct the public right-of-way during delivery.
- ☐ Driveway approaches should be limited to one per street for corner locations, or two per street for mid-block locations.
- ☐ Driveway approaches should be placed as far from intersections as possible.
- ☐ Driveway approaches on the same street should be placed a minimum of 25 feet apart.

Landscaping

- ☐ All plant materials should be of sufficient size so that the landscaping has an attractive appearance at the time of installation and a mature appearance within three years of planting.
- ☐ Landscaping should be used to enhance architectural and design elements, break up large paving areas, buffer adjacent land uses and to screen undesirable features from public view.
- ☐ Where possible, landscape areas should provide a three tier system of grasses and groundcovers, shrubs, and trees. The use of landscaped berms and/or low screening walls adjacent to sidewalks is encouraged.



Signs

- ☐ All freestanding signs should incorporate materials and architectural and design elements consistent with the overall design of the project.
- ☐ Monument signs are the preferred type of freestanding sign.
- ☐ Backlit individually cut letter and internally illuminated channel letter wall signs are preferable to can wall signs.
- ☐ Multiple uses on the same site are encouraged to share space on freestanding signs, rather than provide individual signs.
- ☐ Fuel price signs should be incorporated into project's principal identification sign.
- ☐ The size and number of temporary and minor signs should be limited.
- ☐ Temporary and minor signs should be incorporated into the design of the



RECOMMENDED



NOT RECOMMENDED

principal building and the service islands.

Crime Prevention

- The site plan and floor plan should incorporate crime preventive design features. Such features may include, but are not limited to, openness to surveillance and control of the premises, the perimeter, and surrounding properties; reduction of opportunities for congregating and obstructing public ways and neighboring property; illumination of exterior areas; and limiting furnishings and features that encourage loitering and nuisance behavior.

Attachment No. PC 6

Noise Study

COLIA ACOUSTICAL CONSULTANTS

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R12-068

July 23, 2012

ACOUSTICAL ANALYSIS OF THE
PROPOSED NEW CHEVRON SERVICE STATION CAR WASHES
AT 2121 BRISTOL STREET
IN THE CITY OF NEWPORT BEACH

Prepared For:

STANTEC
19 Technology Drive, Ste. 200
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Prepared By:


RICHARD COLIA
Certified Acoustical Consultant

ACOUSTICAL ANALYSIS OF THE
PROPOSED NEW CHEVRON SERVICE STATION CAR WASHES
AT 2121 BRISTOL STREET
IN THE CITY OF NEWPORT BEACH

INTRODUCTION

At the request of Larry Tidball of Stantec, Colia Acoustical Consultants have performed a site-specific acoustical evaluation of the two new Service Station Car Washes proposed for construction at 2121 Bristol Street in Newport Beach. The principle source of noise to the site will be from vehicular traffic on Bristol Street and Irvine Avenue. The potential noise impact from the project would be generated by the car washes planned near the southern project side. Currently there are commercial areas to the south of this project. These areas to the south may be potentially be affected by the two new car washes of the project.

The noise criteria of the City of Newport Beach states that the exterior noise levels generated by the commercial facility may not exceed 65 decibels (dBA, on the A-weighted scale) one-hour average noise level (Leq) during the day (7 AM to 10:00 PM) and 60 dB Leq during nighttime hours (10:00 PM to 7:00 AM) at any point on the property line at the boundary for commercial zones. In this case the commercial areas are located to the south.

The purpose of this report is to evaluate the exterior noise levels generated by the potential noise sources on the project site, and present mitigation measures, where necessary, to reduce the noise impacts to acceptable levels.

ANALYSIS

The current noise impact from Bristol Street and Irvine Avenue was determined by on-site measurements. The current noise measurements were made on July 12, 2012. The measurement microphone was positioned at two (2) locations on the existing car wash site (See Figure 2). Measurements were made at microphone heights of 5.5 feet above existing grade on the site. The measurement microphone of a Bruel and Kjaer Integrating Sound Level Meter (SLM) was located at the south property line side (Site 1) and at the exit side of the existing car wash (Site 2), which is to be removed.

The SLM can provide continuous Equivalent Sound Level (Leq) measurements which are read directly from the digital display on the meter. At the end of the fifteen-minute measurement period an Leq value was taken from the SLM for the representative sample period. Table 1 below shows the results of the measurements.

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TABLE 1
Measurement Results (AMBIENT-Roadway)), July 12, 2012

Site	Measurement Hour	Measured Leq, dBA	Measured Lmax	Measured Lmin	Microphone Height, Ft.
1	10:00 AM	58.0	63.4	55.0	5
2	10:15 AM	67.0	74.1	55.2	5

Ambient noise levels from jet aircraft (typically 737s) departing John Wayne Airport over the project site produced noise levels that were measured as ranging from 83 to 91 dBA.

Project Generated Noise

The potential noise impact from the project is expected to come from the operation of the two new car washes to be located near the southern project side. The potential noise impact was based upon measurements of a Mark VII Aquajet XT with freestanding dryer car wash facility (with Silencer Package). The measurements of the car wash and dryer unit were made at an existing facility in another city. Measurements were made at points all around the stall at 10-foot increments. At each position the loudest levels of the entire cycle will be during the dryer/blower sequence. The highest noise generation in the dryer cycle was the blower start-up. The noise levels stabilize as the car moves forward in the stall. The dryer duration is about two minutes. The wash/rinse/wax cycle duration is about 4 minutes.

The developer has indicated that a car wash dryer with the **Silencer Package** can be used at this site.

Measurements of the car wash and dryer noise levels were made with a B & K 2230 Integrating Sound Level Meter. Because of the duration of the dryer cycle, measurements were recorded as Equivalent Sound Level or Leq. The Leq is the energy average of the noise levels over the cycle period.

Noise Criteria

The Noise Criteria were taken from Section 10.26.025 Exterior Noise Standards from the City Website as the higher value.

Table 4

Zones	Time of Day	One-Hour Average Sound Level, Decibels
Commercial	7 a.m. - 10 p.m.	65
	10 p.m.- 7 a.m.	60

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The proposed car washes are expected to be open 7 AM to 10 PM. For this project the highlighted one-hour average values in Table 4 above will be used to determine the noise limits for this project. At the south project sides the sound limit will be **65 dB**.

ANALYSIS

For the car washes and dryer with Noise Reduction Package the following duration data were gathered. The car wash/rinse/wax duration is 3 minutes 35 seconds; then there is a pause as the arch move to return to their original location setting and the dryer starts for a duration of one minute and 50 seconds. It then takes approximately 30 seconds to one minute for the next car in queue to press the code (or insert coin(s)) and move into position in the stall for the next wash/dry cycle. The total time is 6 minutes. Table 5 shows the duration breakdown for each phase, the percentage per hour and number of minutes per hour.

TABLE 5

Car Wash/Dry Cycle Duration

<i>Phase</i>	<i>Duration</i>	<i>Percentage</i>	<i>Minutes/Hour</i>
Car Exits/Car			
Moves in Stall	0:30 Min.	8.3	5.0
Car Wash/Rinse	1:55 Min.	31.9	19.1
Wax/Rinse	1:45 Min.	29.2	17.5
Dry	1:50 Min.	30.6	18.4
TOTAL	6:00 Min.	100.00	60.0

A representative of the car wash has indicated that during peak usage it would be possible for the car washes to run continuously when there are many cars lined up. Thus, the measured Leq would become the one-hour Leq. To calculate the one-hour average noise level or Leq, as per the standard the following methodology was used. As a worst-case day condition the dryer occurs 18.4 minutes in any hour. The car washes impact at 10 feet from the exit at 45 degrees from the car washes exit the dryer noise is measured to be 73.5 dBA. The car wash noise is 70.0 dBA for 30 minutes in any one-hour.

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The one-hour average Leq was computed as follows:

$$\begin{aligned} \text{One Hour Leq} &= 10 \log \left(\left(10^{78.5/10} \times 18.4 \times 60 + 10^{70/10} \times 30 \times 60 \right) / 3600 \right) \\ &= \mathbf{74.3 \text{ dBA @ 10 feet}} \end{aligned}$$

Where;

13.8 =	No. of min./hr. of dryer noise @ 78.5 dBA
30.0 =	No. of min./hr. of car wash noise @ 70 dBA
60.0 =	No. of seconds in one minute
3600 =	No. of seconds in one hour

The calculated noise levels are shown below in Table 4.

TABLE 4

Projected Car Wash/Dryer Noise Levels

Area	Area	Ref. Noise per Fig. 3	Angle deg.	Dist PL feet	Calc. Leq @PL	Day dBA	STD Leq
NCW	So. Entrance and Exit Sides	71.0 @ 10'	90	50	57.0	52.8	65
NCW	So. Entrance and Exit Sides	73.5 @ 10'	45	50	57.9	53.7	65
SCW	So. Entrance and Exit Sides	71.0 @ 10'	90	28	62.0	57.9	65
SCW	So. Entrance and Exit Sides	73.5 @ 10'	45	30	64.0	59.8	65

COMBINED NOISE (Both Car Washes): The worst-case noise impact from both car wash units were projected to the south property line. The noise level from the South Car Wash (SCH) and North Car Wash (NCW) were summed at the closest property line at the south. The summed noise levels are **59.1 dBA at 90 degree angle and 60.8 dBA summed for the 45 degree angle of the car washes.**

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The hourly-average dBA values highlighted in Table 4 above are less than the 65 dBA standard for commercial areas, which does not exceed the City of Newport Beach zoning noise limit.

MITIGATION MEASURES

Because the potential noise levels at the south commercial areas do exceed the allowable daytime criteria of 55 dBA Leq, additional **acoustical shielding is not required.**

Recommendations

The following measures will be incorporated into the self-serve carwashes design to ensure the car washes/dryer noise levels will meet the property line criteria of the City of Newport Beach Noise Standard at the south project lines.

- Incorporate the Noise Silencer Package on the dryer units into the carwashes design.

- The car washes can operate and is limited to the daytime periods (7:00 AM to 10:00 PM) with the NRP.

There is a vacuum near the south side at 87 feet. The reference vacuum noise level is 85 dBA at 1 foot. At 87 feet the vacuum noise drops off to 46.2 dBA. This value also meets the City noise standard of 65 dBA.

With the recommendations described in this report the City of Newport Beach exterior noise standards will be satisfied.

Adding and Subtracting decibels

Adding decibels

You can either use logarithmic calculators to add together two decibel values or you can use this table of corrections as described below. For noises that are more than 10 dB apart the addition of the lower level to the higher one will have a negligible effect on the resultant level so can be ignored. Corrections are shown for two noises up to 15 dB apart in the table below.

Difference between the two noise levels (dB)	Add this correction to the higher noise level (dB)
0	3.0
1	2.5
2	2.1
3	1.8
4	1.5
5	1.2
6	1.0
7	0.8
8	0.6
9	0.5
10	0.4
11	0.3
12	0.3
13	0.2
14	0.2
15	0.1

Example

One machine on its own measures 84 dB(A) at a certain position. At the same position a second machine measures 79 dB on its own. What will the effect be of measuring both noises at the same time?

Method

Difference between the two noise levels is 5 dB so the correction from the table above is 1.2 dB. Add this to the higher noise level so the overall measured level for both machines running at the same time will be 85.2 dB.

Subtracting decibels

You can either use logarithmic calculators to subtract two noise levels or you can use the following table of corrections. The table below shows the corrections for differences between noise levels up to 15 dB apart.

Difference between two noise levels (dB)	Correction to be subtracted from higher of the levels (dB)
0	At least 10
1	6.9
2	4.3
3	3.0
4	2.2
5	1.7
6	1.3
7	1.0
8	0.7
9	0.6
10	0.5
11	0.4
12	0.3
13	0.2
14	0.2
15	0.1

Example

When trying to establish what the level is of a piece of noisy equipment it is difficult to measure it without all the background being present. A solution is to measure the noise levels with the background only and then with the background and the noise source switched on and running. Subtracting the background level from the total level will give the level of the noisy piece of equipment on its own. Total noise level is 85 dB and the background alone is 78 dB.

Method

The difference between the total noise level and the background noise level alone is 7 dB. Therefore, the difference to be subtracted from the higher total noise is 1 dB, which makes the true noise of the equipment to be 84 dB on its own.

TABLE 2

A-Weighted Leq Noise Level Data Collected During A Representative
Sample Period On July 12, 2012, Together With Calculated Hourly
Leq Values And Resulting CNEL Value.

Site 1

One Hour Period	Hourly Leq Data, (dBA)	Hourly Leq Weighting Factor	Adjusted Hourly Leq
0700	61.0	0.0	61.0
0800	59.1	0.0	59.1
0900	58.1	0.0	58.1
1000	58.0 MEAS	0.0	58.0
1100	58.2	0.0	58.2
1200	58.3	0.0	58.3
1300	58.4	0.0	58.4
1400	58.6	0.0	58.6
1500	59.8	0.0	59.8
1600	61.2	0.0	61.2
1700	61.0	0.0	61.0
1800	59.2	0.0	59.2
1900	57.9	0.0	57.9
2000	56.8	0.0	56.8
2100	56.1	0.0	56.1
2200	55.1	10.0	65.1
2300	54.5	10.0	64.5
0000	52.9	10.0	62.9
0100	50.5	10.0	60.5
0200	50.5	10.0	60.5
0300	49.2	10.0	59.2
0400	47.5	10.0	57.5
0500	48.5	10.0	58.5
0600	52.3	10.0	62.3

24 Adjusted Leq Values/

24 =

60.4 CNEL

TABLE 3

A-Weighted Leq Noise Level Data Collected During A Representative
Sample Period On July 12, 2012, Together With Calculated Hourly
Leq Values And Resulting CNEL Value.

Site 2

One Hour Period	Hourly Leq Data, (dBA)	Hourly Leq Weighting Factor	Adjusted Hourly Leq
0700	70.0	0.0	70.0
0800	68.1	0.0	68.1
0900	67.1	0.0	67.1
1000	67.0 MEAS	0.0	67.0
1100	67.2	0.0	67.2
1200	67.3	0.0	67.3
1300	67.4	0.0	67.4
1400	67.6	0.0	67.6
1500	68.8	0.0	68.8
1600	70.2	0.0	70.2
1700	70.0	0.0	70.0
1800	68.2	0.0	68.2
1900	66.9	0.0	66.9
2000	65.8	0.0	65.8
2100	65.1	0.0	65.1
2200	64.1	10.0	74.1
2300	63.5	10.0	73.5
0000	61.9	10.0	71.9
0100	59.5	10.0	69.5
0200	59.5	10.0	69.5
0300	58.2	10.0	68.2
0400	56.5	10.0	66.5
0500	57.5	10.0	67.5
0600	61.3	10.0	71.3

24 Adjusted Leq Values/

24 =

69.4 CNEL

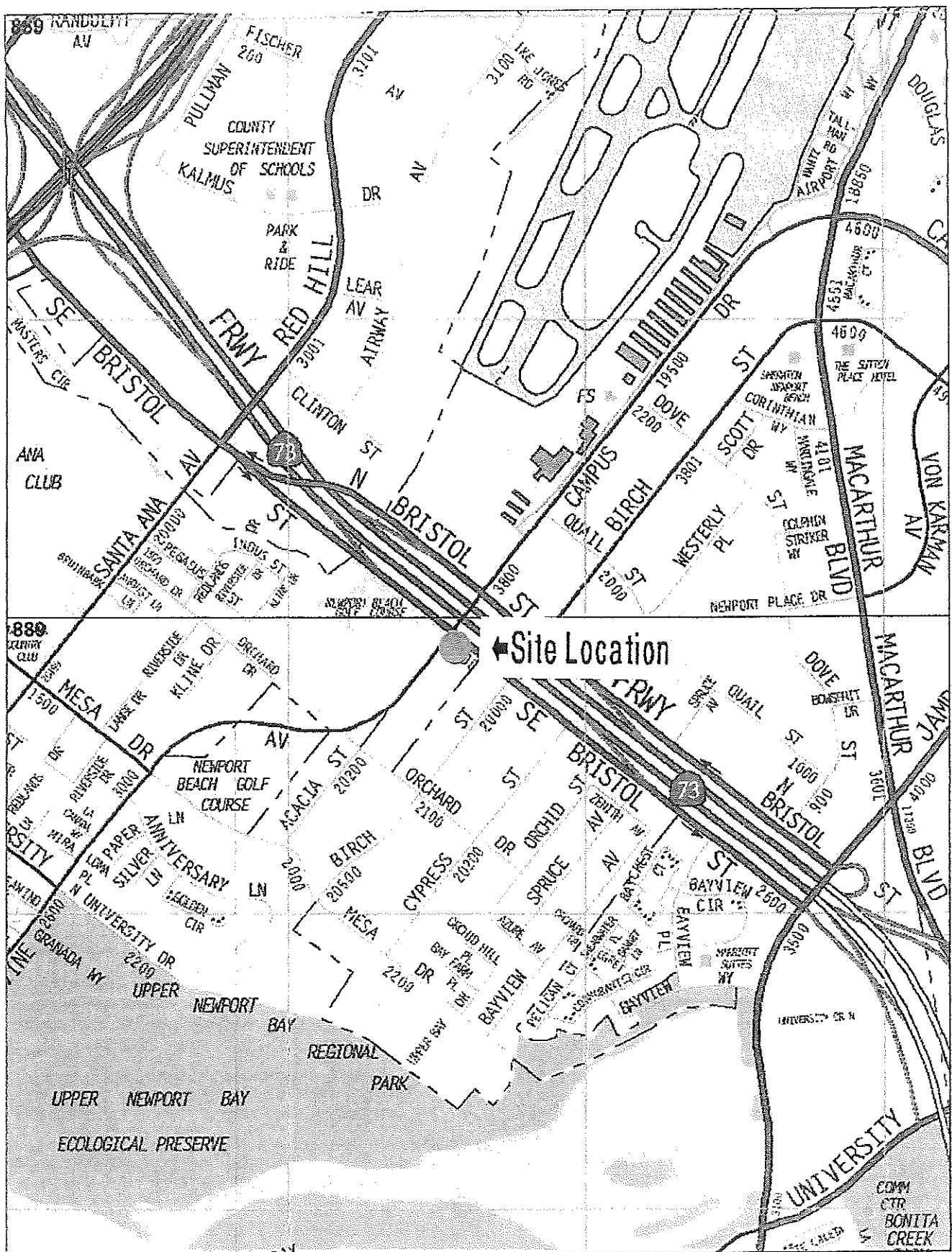


FIGURE 1: Site Location Map

Proto-Vest Windshear Dryer With Silencer Package

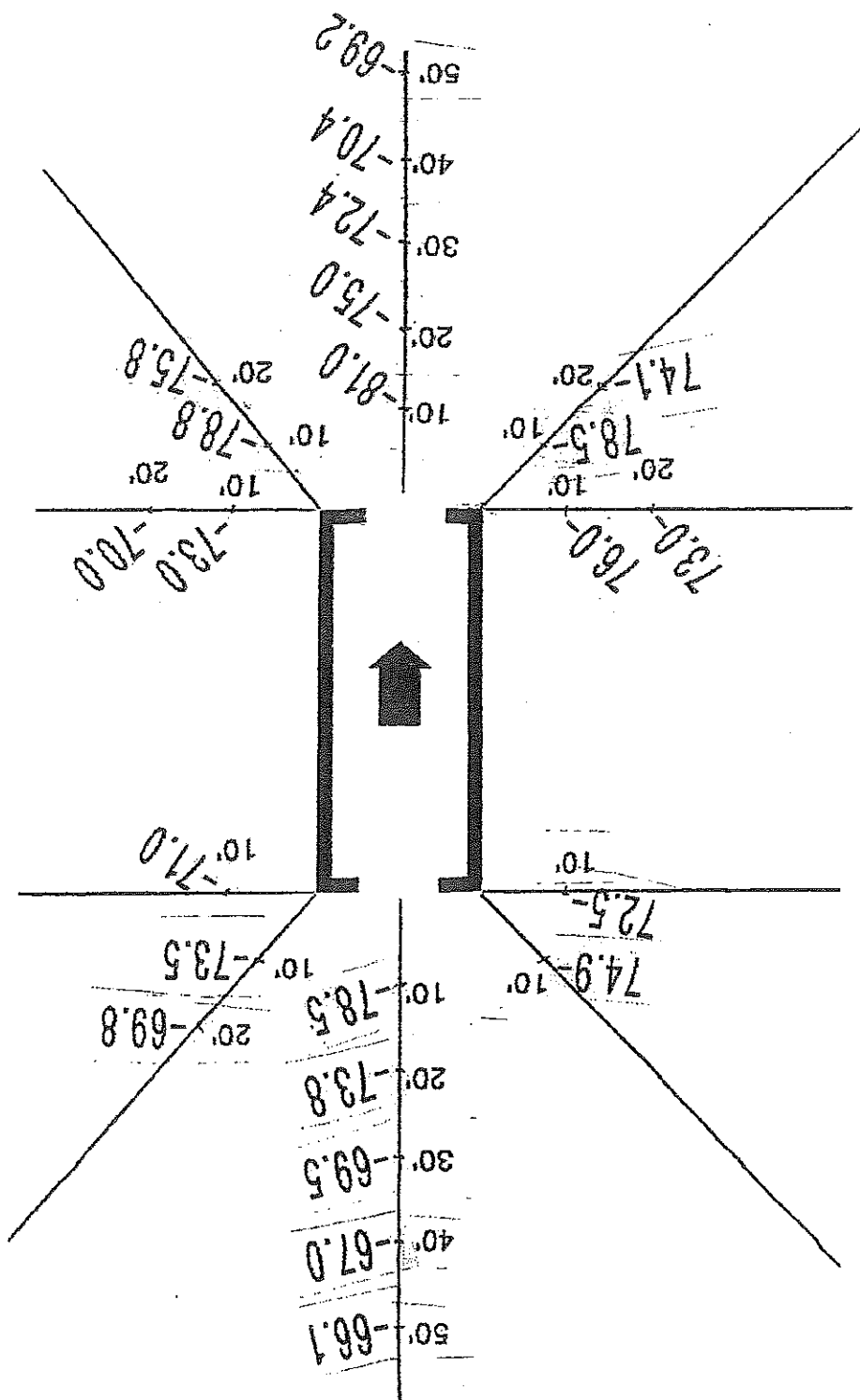


FIGURE 3: Measured Leg Values at Location Around Car Wash With Noise Silencer Package

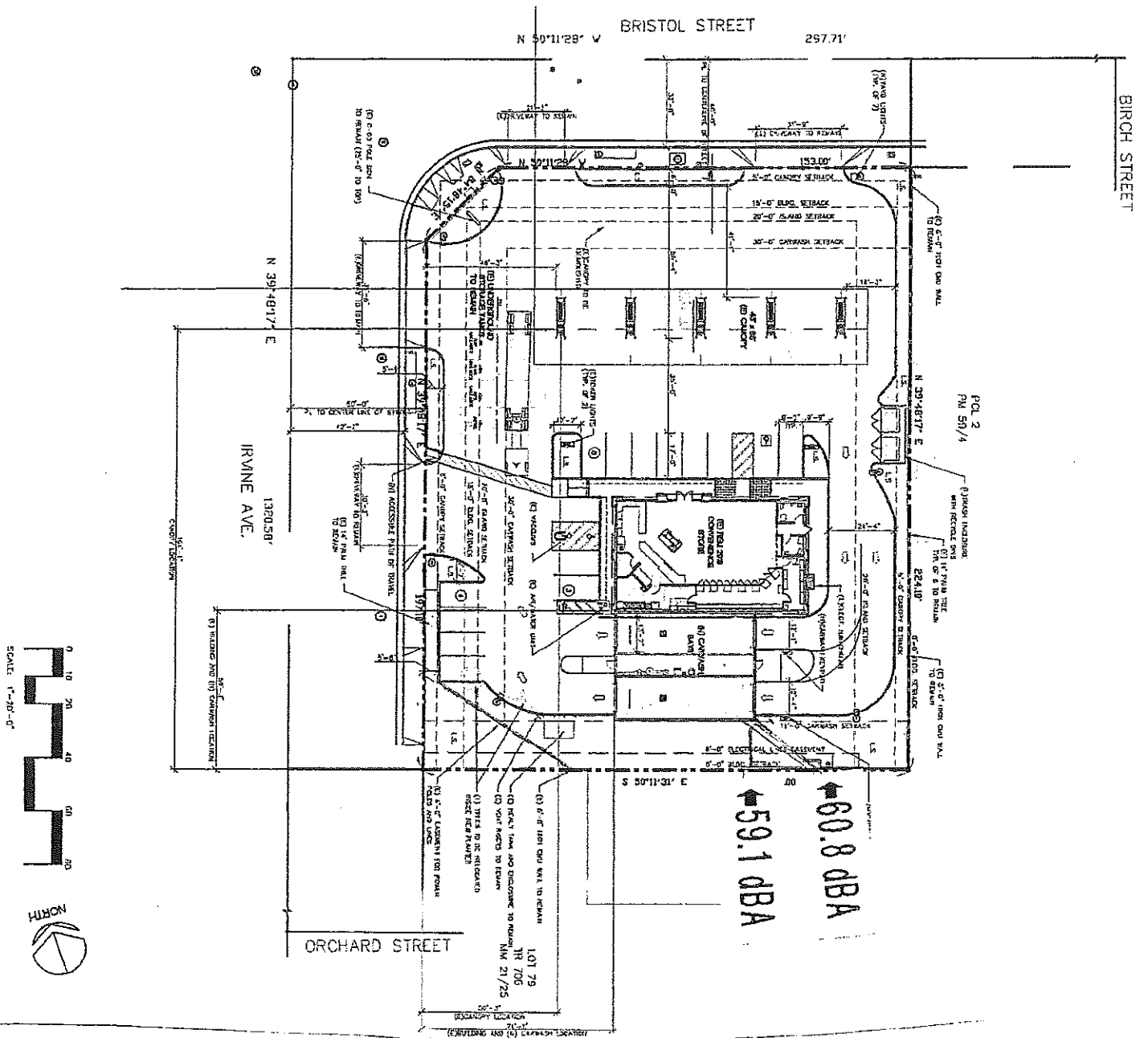


FIGURE 4: Site Plan Showing Unshielded Car Wash Noise Levels at the South Property Lines for the Newport Beach Site

Attachment No. PC 7

Police Department: Alcohol Related
Statistics and Report



NEWPORT BEACH POLICE DEPARTMENT

870 Santa Barbara, P.O. Box 7000, Newport Beach, CA 92658-7000

MEMORANDUM

July 19, 2012

TO: Melinda Whelan, Assistant Planner

FROM: Caroline Staub, Senior Crime Analyst

SUBJECT: Alcohol Related Statistics

At your request, our office has reviewed police services data for the Chevron gas station at 2121 Bristol St. S. This area encompasses our reporting district (RD) number 33 as well as part of Census Tract 631.01. This report reflects City of Newport Beach crime data for calendar year 2011, which is the most current data available.

Calls for Service Information

City wide there were approximately 65,411 calls for police services during this time, of which 776 were in RD 33. A "call for service" is defined as *any citizen contact of the police department which results in the dispatching of a unit or causes the contacted employee to take some sort of action*, such as criminal investigations, alarm responses, traffic accidents, parking problems, animal control calls, etc.

Crime Information

There were 5,751 crimes reported to the Newport Beach Police Department during this period. Of this total, 2,408 were Part One Crimes. Part One crimes are the eight most serious crimes (*Homicide, Forcible Rape, Robbery, Aggravated Assault, Burglary, Larceny-Theft, Auto Theft and Arson*) as defined by the FBI in the Uniform Crime Reports. The remaining 3,343 reports were Part Two crimes. The Part One crime rate for the entire city during this same period was 2,820.46 per 100,000 people. The national Part One crime rate was 3,345.52¹ per 100,000 people.

Crimes	RD 33	Newport Beach ²	California ¹	National ¹
Part 1	108	2,408	1,146,072	10,329,135
Part 2	65	3,343	N/A	N/A
Crime Rate	4,806.41	2,820.46	3,076.38	3345.52

This reporting district had a total of 173 reported crimes as compared to a city-wide reporting district average of 152 reported crimes. This reporting district is **21 crimes over** or **14% above** the city-wide reporting district average.

¹ Figures based on the 2010 Uniform Crime Reports, which is the most recent edition.

² The Newport Beach population figure used for calculations is 85,376, as estimated by the CA Department of Finance.

ABC License Information

The number of active ABC licenses in this RD is 6, which equals a per capita ratio of one license for every 375 residents. This location is within an RD that is over the Orange County per capita average of ABC licenses.³

Arrest Information

In 2011, there were 17 DUI and/or Drunkenness arrests in RD 33 and 1,304 DUI and/or Drunkenness arrests for the entire city. This RD amounts to 1.3% of the DUI/Drunk arrests made in the entire City. According to a recent national study by the Department of Justice, more than 36% of adult offenders convicted of crimes in 2009 had been drinking at the time of their arrest.

Arrests	RD 33	Newport Beach	California ¹	National ¹
DUI and/or Drunk	17	1,304	4,663	1,972,941
Total Arrests	50	3,198	1,357,573	13,120,947

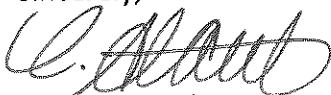
Additional Information

The Alcoholic Beverage Outlets ordinance states that the Planning Commission shall consider the crime rate in the adjacent reporting districts. The adjacent reporting districts requested are RD 31 and RD 34.

Measure	RD 31	RD 34
Part 1 Crimes	54	112
Part 2 Crimes	29	133
Crime Rate	2,403.20	4,984.42
DUI and/or Drunk Arrests	3	40
Total Arrests	32	122
Calls For Service	664	1,758
Active ABC Licenses	1	26
Per capita license ratio	2,247	86

If you are in need of any further assistance, please feel free to contact me.

Sincerely,



Caroline Staub

Senior Crime Analyst

Newport Beach Police Department

(949) 644-3791

cstaub@nbpd.org

³ The number of active ABC licenses is the total of all types of licenses known to the police department as of the date of this document. As of June 30, 2011 the Orange County average of active, retail ABC licenses was one license for every 518 residents. (5,839 licenses and a population of 3,018,963)

**City of Newport Beach
Police Department**

M e m o r a n d u m

July 25, 2012

TO: Melinda Whelan, Planning Department

FROM: Detective Brian Haas

SUBJECT: Bristol Chevron (Chevron Products, Co.)
2121 Birch Street, UP2012-012 (PA2012-073)

At your request, the Police Department has reviewed the project application for the Bristol Chevron gas station (Chevron Products, Co.) located at 2121 Bristol, Newport Beach. This location is currently operating as a Chevron Gas Station. The proposal consists of a request to amend an existing use permit to demolish the current gas station and replace with new construction. The new construction would include of a 2,945 square-foot "Extra Mile" convenience store.

The applicant will apply for a Type 20 (Off Sale Beer & Wine) license with the Department of Alcoholic Beverage Control. The license will be conditioned appropriately to protect the health, safety and welfare of the community.

I have included a report by Crime Analyst Caroline Staub which indicates that this location is within an area where the number of crimes is 14% above the City wide reporting district average. This location is within an RD that is over the Orange County per capita of ABC licenses.

Applicant History:

The existing site is developed with a 1,950 square-foot service bay and snack shop, a 3,180 square-foot canopy with 6 gasoline dispensers, and a 654 square-foot car wash. This station has been at the location for more than 20 years.

Hours of Operation:

The gas station and convenience market would be operational 24 hours per day, 7 days per week.

Security:

No recommendations from the Police Department.

Additional Comments:

The Police Department has no objection to the operation as described by the applicant.

Signs and Displays:

Any signs or displays would need to conform to City requirements. There shall be no exterior advertising or signs of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs, which are clearly visible to the exterior, shall constitute a violation of this condition.

We also recommend that the displays, shelving, etc. be positioned in such a way that the clerk can be seen from outside the building.

Employee Training:

Require all owners, managers, and employees selling alcoholic beverages to undergo and successfully complete a certified training program in responsible methods and skills for serving and selling alcoholic beverages.

Other Recommended Conditions:

In addition, the Police Department has determined that the following conditions would be appropriate for the Conditional Use Permit for the business:

1. No alcoholic beverages shall be consumed on any property adjacent to licensed premises under the control of the licensee.
2. The Petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads as follows:

**NO LOITERING, NO LITTERING
NO DRINKING OF ALCOHOLIC BEVERAGES
VIOLATORS ARE SUBJECT TO ARREST**

The sign shall be at least two feet square with two inch block lettering. The sign shall be in English and Spanish.

3. Beer, malt beverages and wine coolers in containers of 16 oz. or less cannot be sold by single container, but must be sold in manufacturer pre-packaged multi-unit quantities.
4. Wine shall not be sold in bottles or containers smaller than 750 ml.
5. No person under the age of 21 shall sell or deliver alcoholic beverages.

6. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, as depicted.
7. No alcoholic beverages shall be sold between the hours of 2:00 a.m. and 6:00 a.m.

Alcoholic Beverage Control License

Upon approval of the CUP, the ABC license will be conditioned as necessary to maintain the health, safety and welfare of the community.

If you have any questions, please contact Detective Brian Haas at (949) 644-3709.

Brian Haas, Vice/Intel/ABC
Detective Division



Dale Johnson, Captain
Detective Division Commander

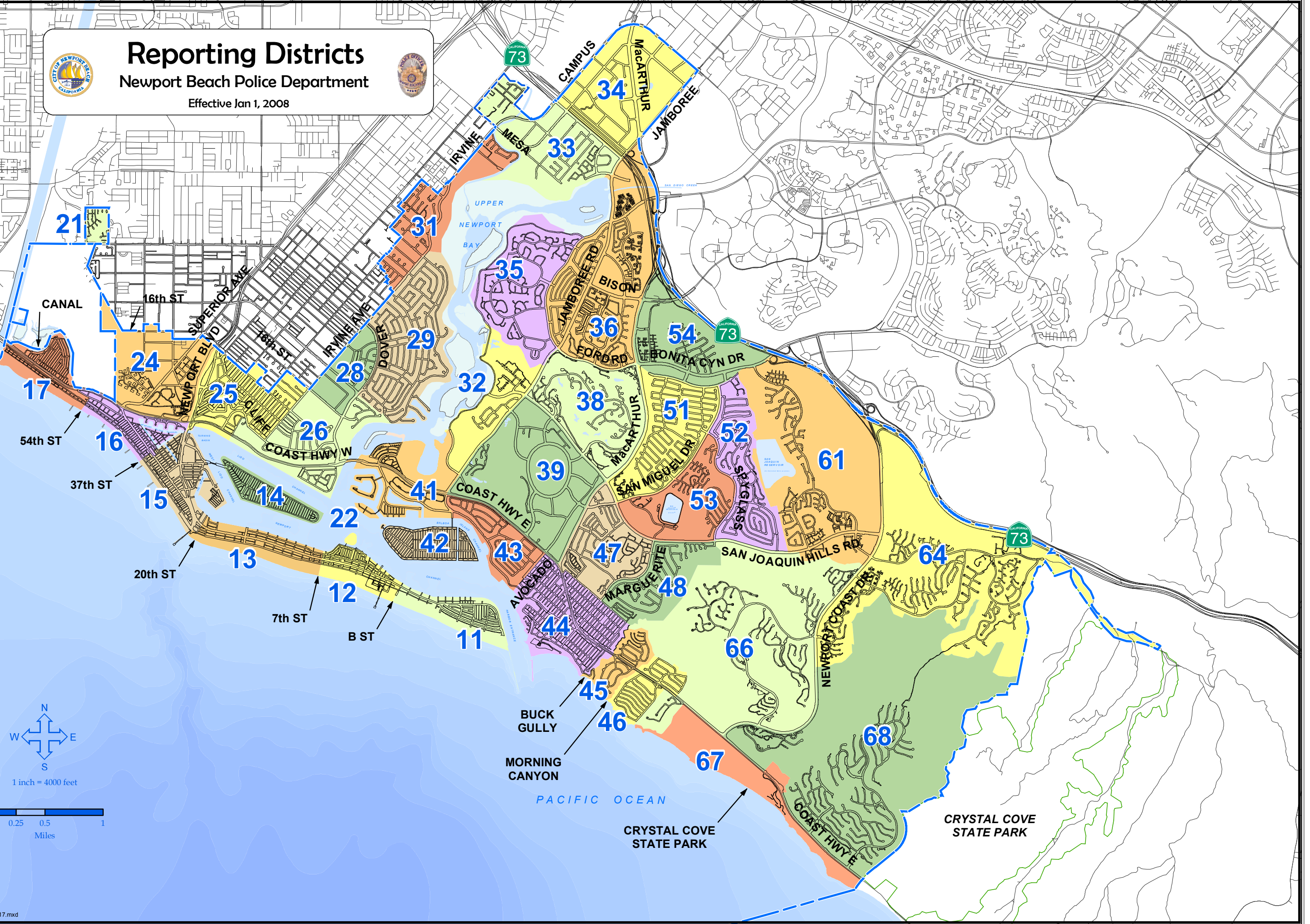
Attachment No. PC 8

Police Department Reporting Districts



Reporting Districts

Newport Beach Police Department
Effective Jan 1, 2008



Attachment No. PC 9

~~Plans~~

See current Attachment No. PC 4

Attachment No. PC 3

Draft Resolution for Denial

RESOLUTION NO. 2012-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH DENYING CONDITIONAL USE PERMIT NO. 2012-012 FOR A NEW CONVENIENCE MARKET, AN ADDITIONAL CAR WASH BAY NEXT TO AN EXISTING RENOVATED CAR WASH BAY, A NEW CANOPY AND DISPENSERS, A TRASH ENCLOSURE WITH RECYCLING BINS, THE INTRODUCTION OF OFF-SITE BEER AND WINE SALES (TYPE 20), AND DEMOLITION OF SERVICE BAYS AT AN EXISTING SERVICE STATION LOCATED AT 2121 BRISTOL STREET (PA2012-073)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Chevron Products Co., with respect to property located at 2121 Bristol Street, and legally described as shown on a map filed in Book 179, Page 48 of Parcel Maps in the office of the Orange County Recorder requesting approval of a conditional use permit.
2. The applicant proposes a conditional use permit to construct the following: a 2,945-square-foot convenience store, an additional car wash bay next to an existing renovated car wash bay, a new canopy with five new dispensers, and a trash enclosure with recycling bins. Demolition would include three service bays, a snack shop, an existing canopy and six dispensers. The existing underground storage tanks and the Healy clean air system will remain. Also included in the request is a Type 20 (Off Sale Beer & Wine) ABC license.
3. The subject property is located within the Commercial General (CG) Zoning District and the General Plan Land Use Element category is General Commercial (CG).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on August 23, 2012 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

Pursuant to Section 15270 of the California Environmental Quality Act (CEQA) Guidelines, projects which a public agency rejects or disapproves are not subject to CEQA review.

SECTION 3. REQUIRED FINDINGS.

Pursuant to Section 20.48.210.A (Service Stations, Allowable uses and activities), the proposed convenience market and automated car wash uses are permitted as accessory uses for a service station. Section 20.48.210.T.1 (Permit and Review Procedures, Conditional Use Permit Required) of the Zoning Code requires approval of a conditional use permit (CUP) for an existing service station whenever a request is made for the introduction of any of the accessory uses allowed for service stations, the introduction of alcoholic beverage sales, or any similar change in the operational characteristics of the service station. Pursuant to Zoning Code Section 20.52.020 (Conditional Use Permits and Minor Use Permits), an application for a CUP is subject to review by the Planning Commission, which may approve or conditionally approve the project if facts are found to make the findings required for approval. In this case, the Planning Commission was unable to make the required findings.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Planning Commission of the City of Newport Beach hereby denies Use Permit No. UP2012-012.
2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 23rd DAY OF AUGUST, 2012.

AYES:

NOES:

ABSTAIN:

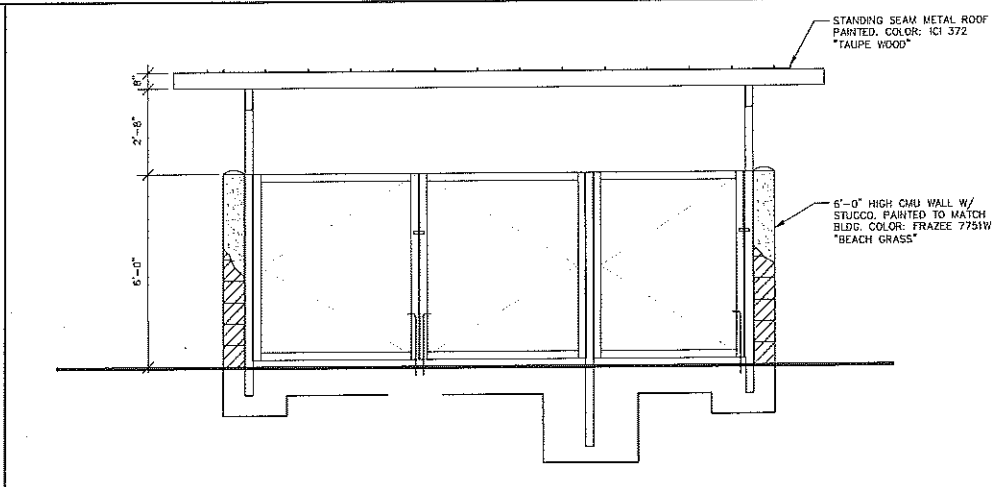
ABSENT:

BY: _____
Michael Toerge, Chairman

BY: _____
Fred Ameri, Secretary

Attachment No. PC 4

Plans



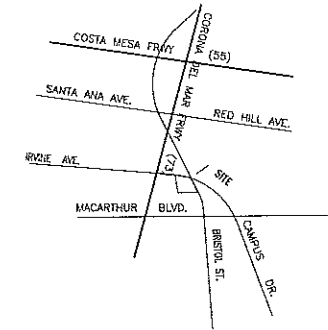
SITE DATA / PLANNING DATA

SITE ADDRESS:		2121 BRISTOL STREET	
AP#:		439-3621b	
ZONING DESIGNATION(S):		CG - GENERAL COMMERCIAL	
ADJACENT ZONING DESIGNATIONS:		NORTH SOUTH WEST EAST	
		AD AIRPORT CG GENERAL COMMERCIAL GOLF COURSE- CITY OF COSTA MESA CG GENERAL COMMERCIAL	
PROPOSED LAND USE:		GASOLINE SALES, CONVENIENCE STORE AND CARWASH	
SITE SIZE:		39,956 SQ. FT.	0.92 ACRE
BUILDING AREA:			TOTAL BLDG. AREA
C-STORE	2,945 S.F.		2,945 S.F.
CANOPY	3,472 S.F.		3,472 S.F.
(E)CARWASH	654 S.F.		654 S.F.
EQUIP. ROOM ADDITION TO (E) CARWASH	98 S.F.		98 S.F.
		TOTAL	7,169 S.F.
LOT COVERAGE:		17.9%	
LANDSCAPE AREA:			
	REQUIRED		PROVIDED
	5,993.4 SQ. FT. (15% OF SITE)		6,287 SQ. FT. (15.8% OF SITE)
	1,798 SQ. FT. (30% AT FRONT)		1,801 SQ. FT. (30% AT FRONT)
	150 SQ. FT. (AT CORNER)		283.0 SQ. FT. (AT CORNER)
BUILDING HEIGHT:		C-STORE 23'-0" (TOWER) -- 1 STORY CANOPY 20'-0" (E) CARWASH 13'-6"	
PARKING SUMMARY:		AREA	RATIO
CONVENIENCE STORE	2,945 S.F.	1/200 S.F.	15
			15
OCCUPANCY :		CANOPY C-STORE	CAR WASH B
CONSTRUCTION TYPE:		CANOPY C-STORE	IN V N

SCOPE OF WORK

REQUEST FOR AMENDMENT OF THE EXISTING CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW CONVENIENCE STORE, NEW CANOPY, NEW TRASH ENCLOSURE, NEW SIGNAGE, NEW PARKING AND NEW LANDSCAPING. THE EXISTING CARWASH IS TO REMAIN WITH 98 SQ.FT. ADDITION TO THE EQUIPMENT ROOM. THE REQUEST ALSO IS TO INCLUDE BEER AND WINE SALES INSIDE THE CONVENIENCE STORE, 24 HOURS OPERATION, AND NEW SIGNAGE.

VICINITY MAP



SHEET INDEX

SHEET No.	DESCRIPTION
1	PLANNING SITE PLAN
1.1	PLANNING SITE PLAN PHASE II
2	PLANNING FLOOR PLAN
3	PLANNING BUILDING ELEVATIONS
3.1	PLANNING BUILDING ELEVATIONS
4	PLANNING CARWASH ELEVATIONS
4.1	PLANNING CARWASH ELEVATIONS PHASE II
5	PLANNING CANOPY ELEVATIONS
6	PHASE 1 PRELIMINARY LANDSCAPE PLAN
6.1	PHASE 2 PRELIMINARY LANDSCAPE PLAN
7	PHASE 1 PRELIMINARY IRRIGATION PLAN
7.1	PHASE 2 PRELIMINARY IRRIGATION PLAN
8	PLANNING SIGN PLAN
9	PHOTOMETRIC PLAN

PROPERTY OWNER

CHEVRON PRODUCTS CO.
145 S. STATE COLLEGE BLVD.
P.O. BOX 2292
BREA, CA 92822
(714) 671-3499
ATTN: JEFF VAN RIPER

PROJECT OWNER

CHEVRON PRODUCTS CO.
145 S. STATE COLLEGE BLVD.
P.O. BOX 2292
BREA, CA 92822
(714) 671-3499
ATTN: JEFF VAN RIPER

PROJECT APPLICANT/ARCHITECT


STANTEC ARCHITECTURE
19 TECHNOLOGY DRIVE
SUITE #200
IRVINE, CA. 92618
(949) 923-6903
(949) 923-6190
ATTN: LARRY TIDBALL

Chevron Products Company, a division of Chevron U.S.A. Inc., owns the copy rights to the design of the herein described "Extra Mile" market building as embodies in any tangible or electronic medium of expression including a building, architectural plans, or drawings. The copyrighted material includes the overall form as well as the arrangement and composition of spaces and elements in this "Extra Mile" design, but does not include individual standard features or details. Anyone wishes to copy, distribute, or sell this drawing or any derivative works based thereon must have the permission of Chevron Corporation.

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A IS THE CURRENT DRAWING SET REVISION NUMBER							
				A	06/11/12	CUP SUBMITTAL	MCB
				A	03/28/12	SITE PLAN OPTIONS	MCB
	08/13/12	PLANNING COMMISSION SUBMITTAL	MCB		02/22/12	REVISED PER PRE-APP MEETING	MCB
	07/2/12	PHASE II INCLUDED ON SUBMITTAL	MCB		02/02/12	PRE-APPLICATION MEETING	MCB
MARY	DATE	REVISIONS / MILESTONES	INITIAL	MARK	DATE	REVISIONS / MILESTONES	INITIAL



 **Stantec** Stantec Architecture Inc.
19 Technology Dr.
Irvine, CA 92618
Tel. 949.923.6000 Fax. 909.923.6190
www.stantec.com

PLANNING
SITE PLAN - PHASE I

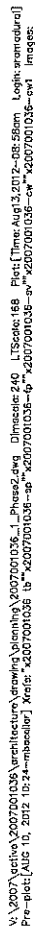
DO NOT USE FOR CONSTRUCTION
UNLESS INITIALED AND DATED: MGR: LGT
DATE: __/__/__

SS# 20-2016	SHEET
JOB# 2007001036	1
DRAWING CREATED:	

DISCLAIMER NOTE

THE PROPERTY LINES AND DIMENSIONS SHOWN ON THIS DRAWING
ARE BASED ON INFORMATION PROVIDED BY OTHERS AND THAT
INFORMATION HAS NOT BEEN VERIFIED NOR CERTIFIED AS TO
ACCURACY. THESE PLANS MAY BE REVISED AND REISSUED UPON
RECEIPT OF A CERTIFIED ENGINEERED SURVEY AND TITLE REPORT.

SCALE: 1"=20'-0"



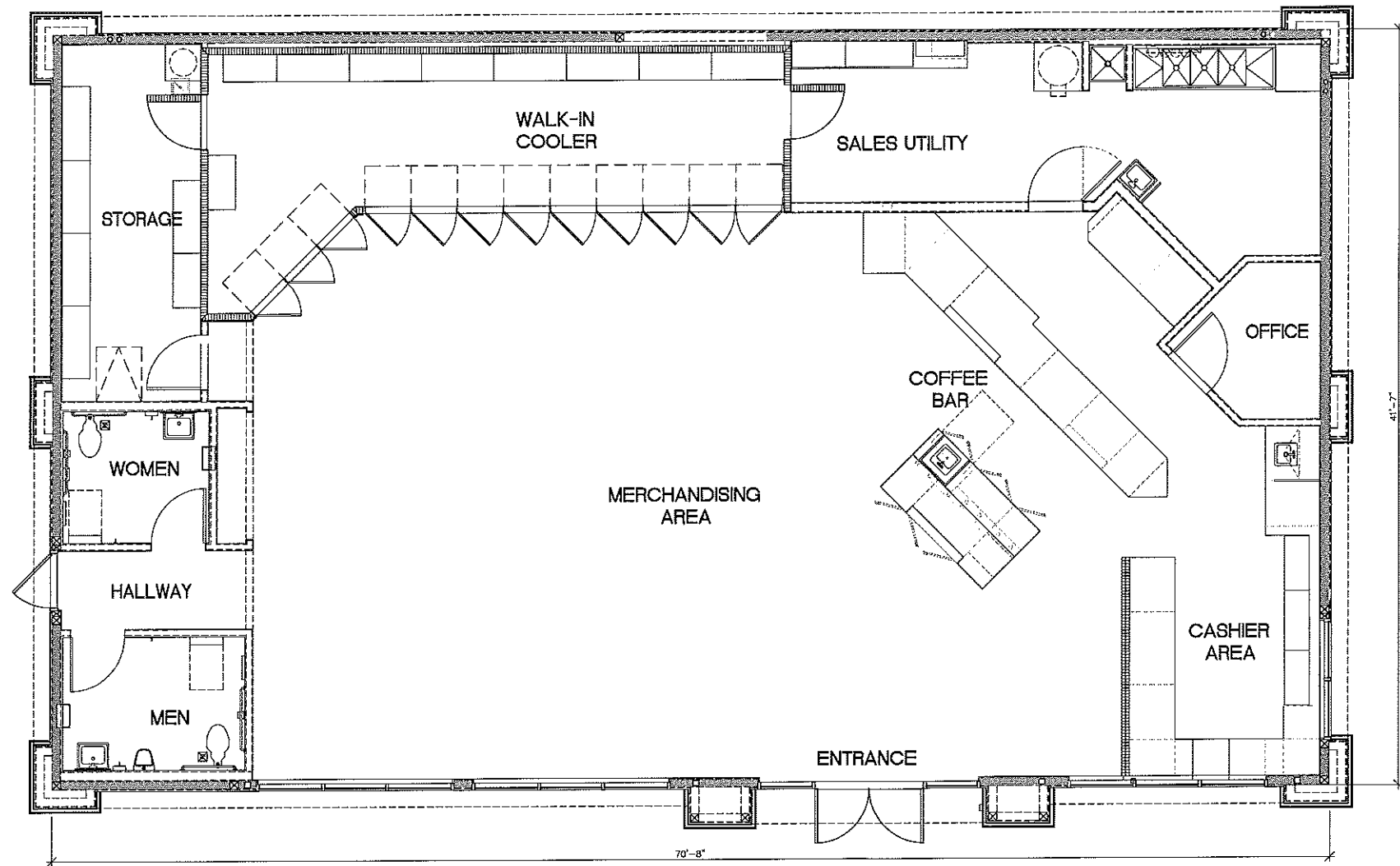
THE PROPERTY LINES AND DIMENSIONS SHOWN ON THIS DRAWING
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ACCURACY. THESE PLANS MAY BE REVISED AND REISSUED UPON
RECEIPT OF A CERTIFIED ENGINEERED SURVEY AND TITLE REPORT.





1.1

- 1 ALL INTERIOR DOORS ARE 3'-0" X 7'-0"
- 2 ALUMINUM STORE FRONT SYSTEM
- 3 A/C & REFRIGERATION UNITS ON ROOF ARE 4'-0" HIGH.
- 4 EQUIPMENT SCREEN IS 4'-9" HIGH.

<u>CONVENIENCE STORE:</u>	
<u>ROOM</u>	<u>AREA</u>
SALES-MERCHANDISING AREA:	1,807 S.F.
COOLER:	220 S.F.
OFFICE:	55 S.F.
UTILITY ROOM:	313 S.F.
STORAGE ROOM	169 S.F.
RESTROOM AND HALLWAY	176 S.F.
GROSS BUILDING AREA: (Perimeter of exterior wall)	2,945 S.F.

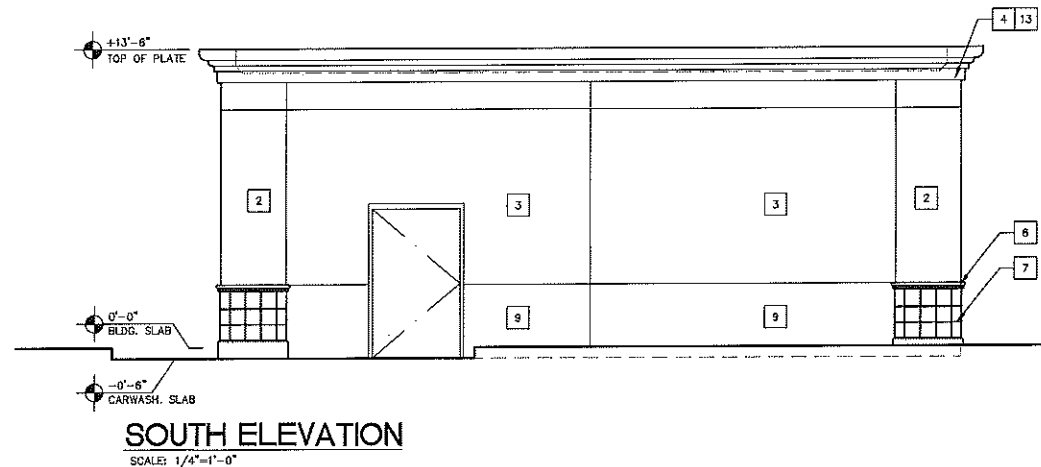
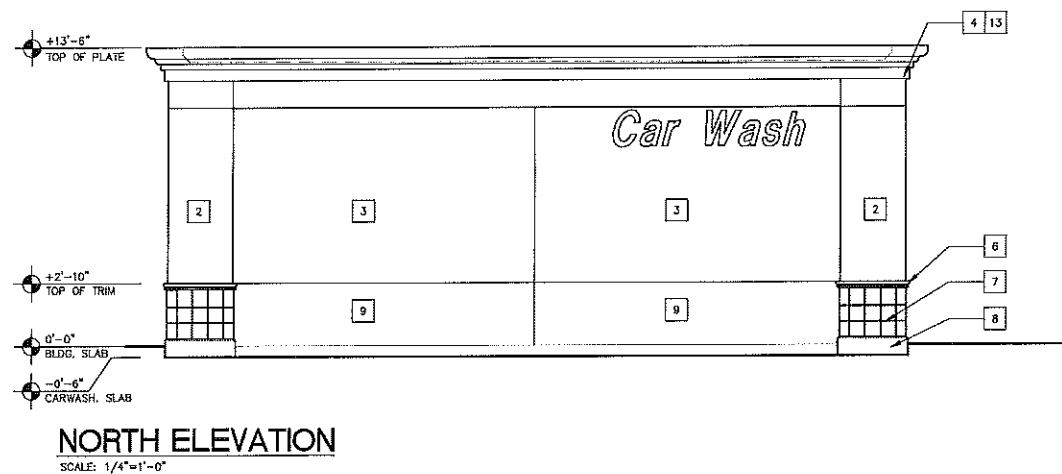
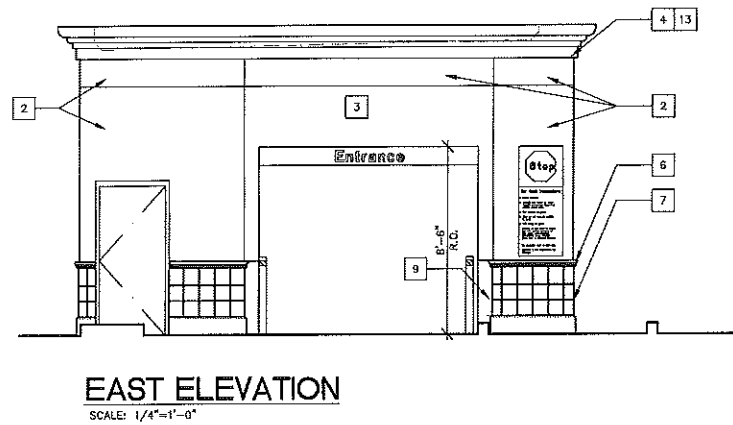
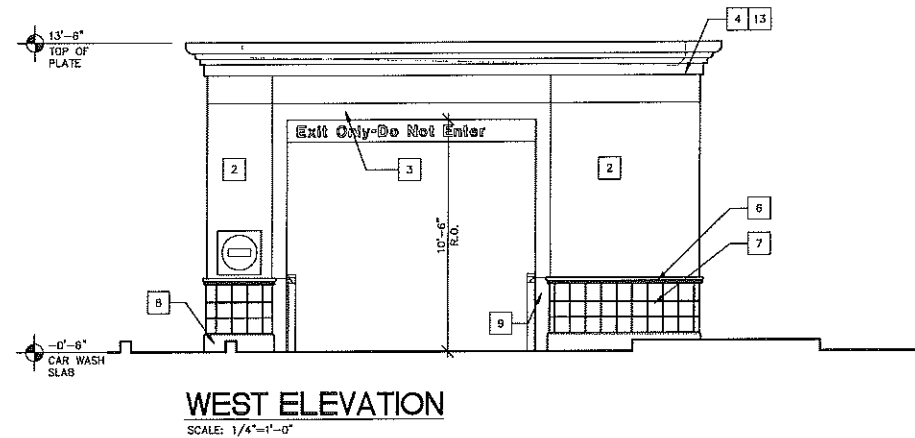


FLOOR PLAN
SCALE: 1/4" = 1'-0"

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						▲ 03/28/12 SITE PLAN OPTIONS MCB			
06/09/12		PLANNING COMMISSION SUBMITTAL		MCB		▲ 02/22/12 REVISED PER PRE-APP MEETING MCB			
07/2/12		PHASE II INCLUDED ON SUBMITTAL		MCB		▲ 02/02/12 PRE-APPLICATION MEETING MCB			
MARK	DATE	REVISIONS/ MILESTONES	INITIAL	MARK	DATE	REVISIONS/ MILESTONES	INITIAL		
 <div style="display: inline-block; vertical-align: middle; font-size: 48pt; font-weight: bold; margin-left: 10px;">Chevron</div>				2121 BRISTOL STREET NEWPORT BEACH, CA 92660					
				<div style="font-size: 24pt; font-weight: bold; margin: 0 auto;">PLANNING FLOOR PLAN</div>					
				<div style="display: flex; align-items: center;">  <div> Stantec Architecture Inc. 19 Technology Dr. Irvine, CA 92618 Tel. 949.923.6000 Fax. 909.923.8190 www.stantec.com </div> </div>					
DO NOT USE FOR CONSTRUCTION UNLESS INITIALED AND DATED:						MAP: LGT DATE: ___/___/____			
SS# 20-2016 JOB# 2007001036 DRAWING CREATED:						SHEET <div style="font-size: 36pt; font-weight: bold; margin: 0;">2</div>			



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EXISTING CARWASH BUILDING TO REMAIN.
NEW CORNICE, TILE WAINSCOT AND NEW PAINT TO
BE ADDED TO EXISTING BUILDING TO MATCH NEW
C-STORE AND NEW CANOPY.

GENERAL NOTES:

1. PPG CONTACT: MARIA CARR, 713-944-8550
2. SEE CHEVRON STANDARD CONSTRUCTION SPECIFICATIONS FOR APPLICATION OF PAINT/FINISHES.
3. SEALANT: WHEN SEALANT IS REQUIRED ADJACENT TO LIGHT OR DARK AREAS, USE CLEAR SEALANT. ALL SEALANT SHALL BE PAINTABLE.
4. PPG PAINT TO BE VOC-COMPLIANT URETHANE. CHEVRON DISCOUNT APPLIES.
5. ALL PAINT SHALL BE APPROVED BY CHEVRON REPRESENTATIVE PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MFR. RECOMMENDATIONS.

COLOR LEGEND

MARK	DESCRIPTION
1	MISSION TILE ROOF; U.S. TILE TWO-PIECE DE ANZA BLEND TO MATCH SHOPPING CENTER
2	FRAZEE 7751W "BEACH GRASS"
3	FRAZEE 8254M "CINNAMON SPICE"
4	FOAM CORNICE & MOLDINGS WITH PLASTER FINISH
5	FRAZEE 8163W "OLIVE BRANCH"
6	PRECAST CONCRETE TRIM BY CONCRETE DESIGNS INC. MODEL #: M18 X 1 1/2"; COLOR: "TAN"
7	ADOQUIN STONE TILE BY GMS STONE & TILE INC. COLOR: CAFE 3 (8"x 6")
8	DAMS COLORS INTEGRAL COLORED CONCRETE CURB BASE "MESQUITE"
9	SHERWIN WILLIAMS SW2047 "PICNIC TABLE"
10	TILE ACCENT - WHITE INNER TILE ON RED OUTER TILE
11	CHILLED WINE (SEMI-GLOSS) 438-7
12	ANGELES SPLIT-FACE BLOCK "SANDSTONE"
13	ICI - 372 - "TAUPE WOOD"

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				03/28/12	SITE PLAN OPTIONS	MCB	
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07/12/12	PHASE II INCLUDED ON SUBMITTAL	MCB		02/02/12	PRE-APPLICATION MEETING	MCB	
MARK	DATE	REVISIONS/ MILESTONES	INITIAL	MARK	DATE	REVISIONS/ MILESTONES	INITIAL



Stantec Architecture Inc.
19 Technology Dr.
Irvine, CA 92618
Tel. 949.923.6000 Fax. 949.923.6190
www.stantec.com

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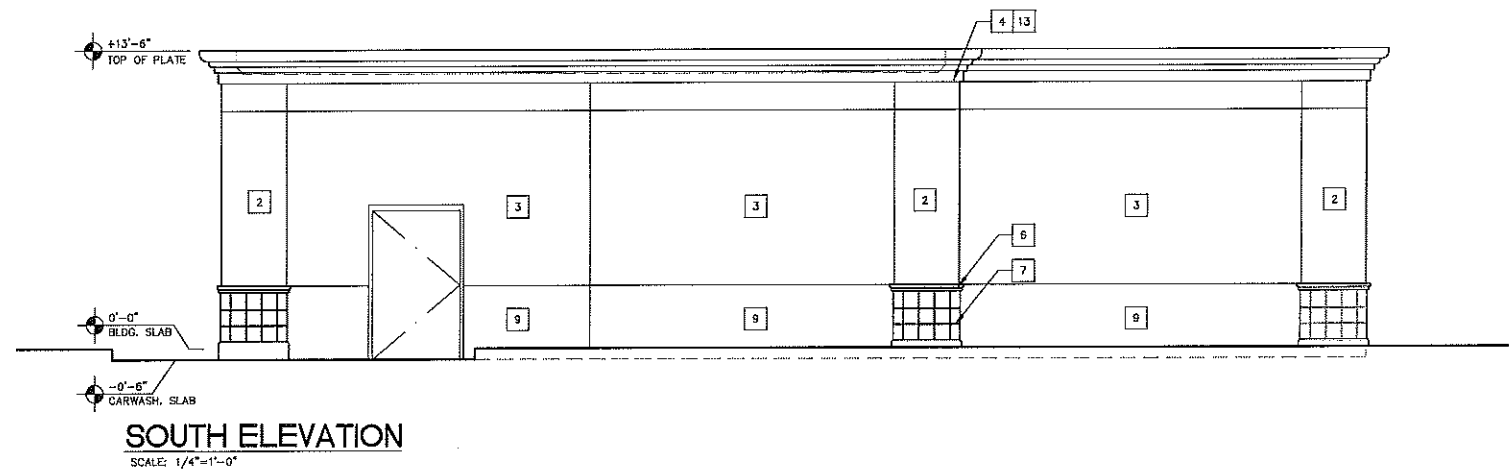
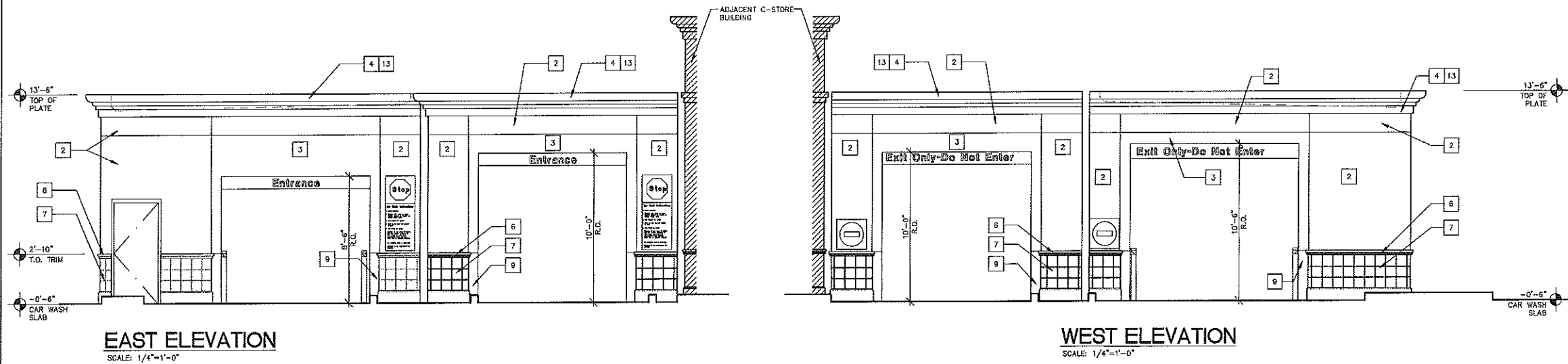
PLANNING
CARWASH ELEVATIONS

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GENERAL NOTES:

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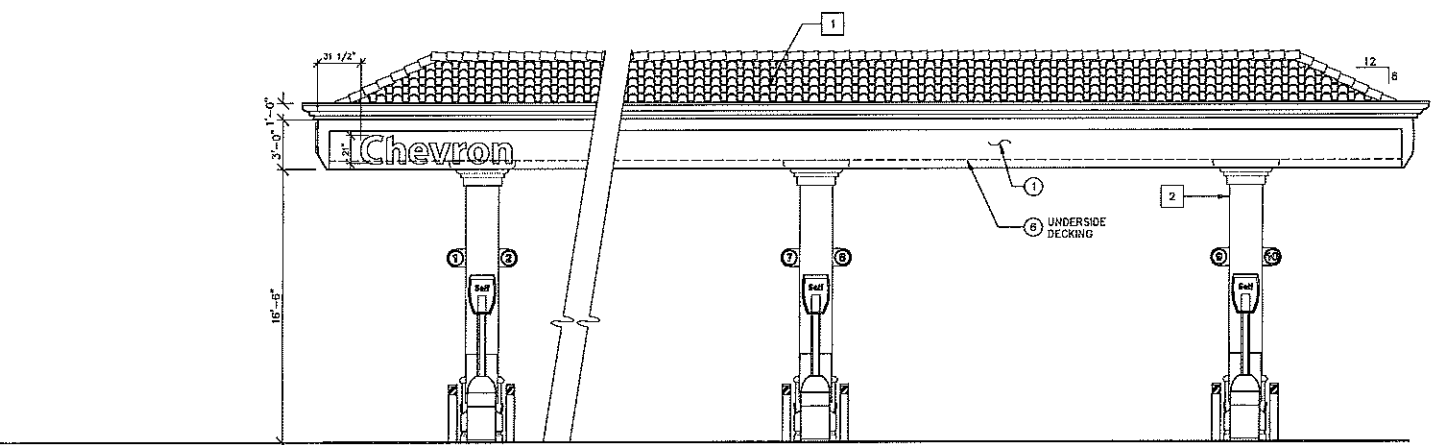
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JOB# 2007001036
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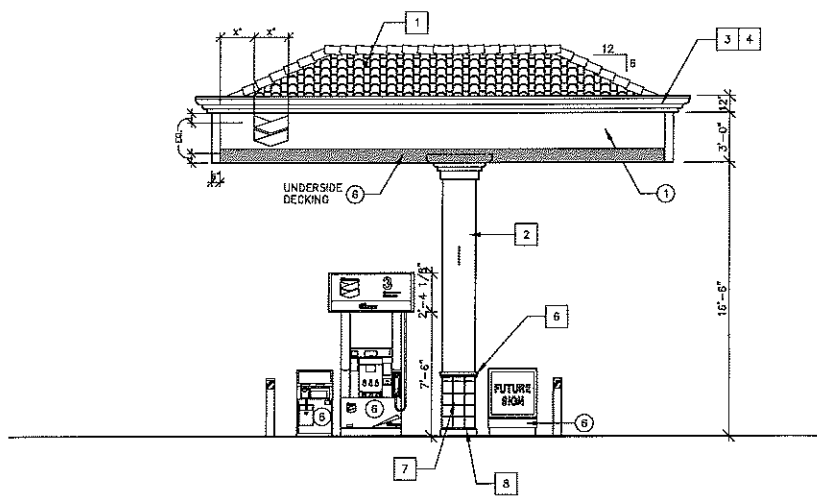
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Pre-plot: [JUN 08, 2012 12:05--mcbasler] Xrefs: *2007001036.dwg Images:



1 NORTH ELEVATION (SOUTH ELEVATION SIMILAR)
3/16"=1'-0"



2 WEST ELEVATION (EAST ELEVATION SIMILAR)
3/16"=1'-0"

FINISH, COLOR AND MATERIAL LEGEND

MARK	DESCRIPTION
1	MISSION TILE ROOF; U.S. TILE TWO-PIECE DE ANZA BLEND TO MATCH SHOPPING CENTER
2	FRAZEE 7751W "BEACH GRASS"
3	FRAZEE 8254M "CINNAMON SPIGE" - NOT USED
4	FOAM CORNICE & MOLDINGS WITH PLASTER FINISH
5	TIGER DRYLAC RAL 8014 "SEPIA BROWN" - NOT USED
6	PRECAST CONCRETE TRIM BY CONCRETE DESIGNS INC. MODEL #: M18 x 1 1/2"; COLOR: "TAN"
7	ADOQUIN STONE VENEER BY GMS STONE & TILE INC. COLOR: CAFE 3 (8"x 6")
8	DAVIS COLORS INTEGRAL COLORED CONCRETE CURB BASE "MESQUITE"
9	SHERWIN WILLIAMS SW2047 "PICNIC TABLE" - NOT USED
10	TILE ACCENT - WHITE INNER TILE ON RED OUTER TILE - NOT USED

COLOR LEGEND - IMAGE SIGN AND FASCIA

MARK	COLOR	PMS	FILM	FINISHES
1	PEARL WHITE	N/A	JM REFLECTIVE WHITE 680-10	JONES BLAIR HIGH GLOSS
2	BLUE	PMS 2935c	JM BRISTOL BLUE	N/A
3	LIGHT GRAY	PMS 428c	N/A	PPGGY-450
4	DARK GRAY	PMS 431c	N/A	PPG 6Y-210
5	RED	PMS 185c	N/A	N/A
6	WHITE		N/A	PPG WH-835
7	SILVER	PMS 428c	N/A	JONES BLAIR #36

ALL PAINT TO BE V.O.C. COMPLIANT URETHANE

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4	07/22/12	PHASE II INCLUDED ON SUBMITTAL	MCB

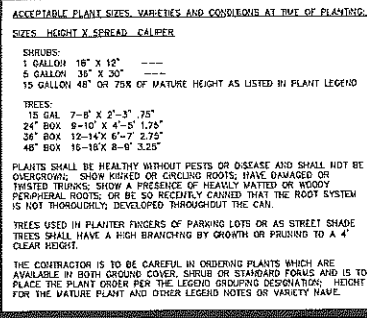
2121 BRISTOL STREET NEWPORT BEACH, CA 92660			
PLANNING CANOPY ELEVATIONS			

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JOB# 2007001036
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AB 1881 LANDSCAPE DOCUMENTATION - NEW PLANTS

PROJECT APPLICANT: CHEVRON
PROJECT ADDRESS: NEWPORT BEACH
LANDSCAPE AREA: 6684 S.F.
PROJECT TYPE: RENOVATION
WATER SUPPLY TYPE: POTABLE
CLIENT CONTACT: LARRY TIDBALL
PROJECT CONTACT: STANTEC

HYDRO-ZONE *	VALVE # VALVE USE	IRRIGATION METHOD **	AREA S.F.	% OF LANDSCAPE AREA	PLANT FACTOR (FROM WUCOLS)
LW	# 0 SHRUBS & GNDCVR	D	7686	100%	0.30
TOTAL			7686	100.0%	

* HYDROZONE		** IRRIGATION METHOD	
0 - 0.3	LW=LOW WATER USE PLANTS	MS = MICROSPRAY	B=BUBBLER
0.4 - 0.6	MW=MODERATE WATER USE PLANTS	S=SPRAY	D=DRIIP
0.7 - 1.0	HW=HIGH WATER USE PLANTS	R=ROTOR	O=OTHER

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
ETO	43.3
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.7
LANDSCAPE AREA S.F. (INCL. SLA)	7666
ADDIT WATER ALLOW FOR SLA	0
SPECIAL LANDSCAPE ALLOWANCE S.F.	0.3
MAWA=	
$MAWA = (ETO \times CONV FACTOR) \times (ET ADJ FACTOR \times LANDSCAPE S.F.) + (ADDIT WATER ADJ \times SLA S.F.)$	
MAWA= 144,436.85 Gal/Yr	

$$ETWU = (ETO)(CONV \text{ FACTOR}) \left(\frac{PLANT \text{ FACTOR} \times HYDROZONE \text{ AREA}}{100} \right) + (\text{SPECIAL LANDSCAPE ALLOWANCE S.F.})$$

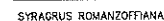
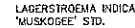
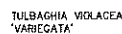
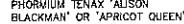
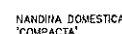
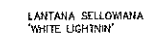
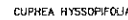
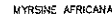
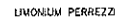
IRRIGATION EFFICIENCY	
LOW WATER USE HYDROZONES	
ETO	43.3
CONVERSION FACTOR	0.62
PLANT FACTOR	0.3
HYDROZONE AREA S.F.	7686
IRRIGATION EFFICIENCY	0.85
SPECIAL LANDSCAPE ALLOWANCE S.F.	0

MODERATE WATER USE HYDROZONES	
ETO	43.3
CONVERSION FACTOR	0.62
PLANT FACTOR	0.5
HYDROZONE AREA S.F.	0
IRRIGATION EFFICIENCY	0.71
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	0.00 Gal/Yr






HIGH WATER USE HYDROZONES	
ETO	43.3
CONVERSION FACTOR	0.62
PLANT FACTOR	0.7
HYDROZONE AREA S.F.	0
IRRIGATION EFFICIENCY	0.71
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	0.00 Gal/yr



ETWU= 72825.302 Gal/Yr
ETWU= 50% MAWA

POST GRADING HORTICULTURAL APPRAISEL REQUIRED.
WATER QUALITY REPORT REQUIRED ON RECYCLED WATER
RE-EVALUATION OF PLANT SELECTION REQUIRED WITH
RECYCLED WATER TEST RESULTS, CONTACT LANDSCAPE ARCHITECT



R:\CLIENT\LAND\LEGENDS\0295L01G

SHRUBS AND PERENNIALS						
	5 GAL.	50	5'-6"	MYRSINE AFRICANA	L	AFRICAN BOXWOOD
	5 GAL.	30	4'-5"	HANDINA DOMESTICA 'COMPACTA'	L	HEAVENLY BABBOO
	5 GAL.	32	3'-5"	PHORMIUM TENAX 'ALISON BLACKMAN' OR 'APRIGOT QUEEN'	L	NEW ZEALAND FALX
	1 GAL.	48	24"	LYONHJUM PERREZZII	L	STATICE
	4" POT'S	103	24"	TULBAGHIA VIOLEA 'VARIEGATA'	M	UNRELATED SOCIETY GARLIC

GROUNDCOVERS / MASS PLANTINGS						
	1 GAL. 24" O.C.	1690 S.F.	36"	FESTUCA MAIREI	L	ATLAS FESCUE
	1 GAL. 24" O.C.	829 S.F.	12"	LANTANA SELLOWIANA "WHITE LIGHTNING"	L	TRAILING LANTANA

NEW LANDSCAPE AREA: 7,685 S.F.

- ☒ GROUP PLANTS BY HYDROZONE--ALL NEW PLANTS ARE LOW WATER USE
- ☒ PERMANENT IRRIGATION SYSTEM PROVIDED
- ☒ RECYCLED WATER USED IF AVAILABLE. (NO RECYCLED WATER IS AVAILABLE FOR THIS SITE, PER ORANGE COUNTY WATER CO.)
- ☒ REQUIRED TREES ARE 24" BOX.

✓ (1) TREE AND (3) SHRUBS PER 25 LF OF FRONTAGE REQUIRED

IRVINE FRONTAGE = 243 LF = (9) TREES AND (28) SHRUBS REQUIRED

(9) TREES AND (31) SHRUBS PROVIDED.

BRISTOL FRONTAGE = 206 LF = (8) TREES AND (24) SHRUBS REQUIRED

(8) TREES AND (26) SHRUBS PROVIDED

✓ (1) TREE AND (3) SHRUBS PER 30 LF OF INTERIOR LOT LINE REQUIRED

SOUTH LOT LINE = 206 LF = (7) TREES AND (21) SHRUBS REQUIRED

(7) TREES AND (38) SHRUBS PROVIDED.

EAST LOT LINE = 243 LF = (7) TREES AND (21) SHRUBS REQUIRED

(7) TREES AND (46) SHRUBS PROVIDED

EXISTING PLANTS THAT ARE DAMAGED DUE TO CONSTRUCTION ACTIVITY ARE TO BE REPLACED WITH N SPECIMENS OF SIMILAR MATERIAL TO MATCH IN LIKE KIND.

CONTRACTOR IS RESPONSIBLE FOR CONTINUOUS WATER SUPPLY FOR EXISTING PLANTS DURING CONSTRUCTION. HAND WATERING MAY BE NECESSARY IF DISRUPTION OF WATER SERVICE TO EXISTING PLANTS OCCURS DURING CONSTRUCTION. ANY EXISTING PLANTS DAMAGED DUE TO LACK OF WATER DURING CONSTRUCTION PERIOD TO BE REPLACED WITH 5 GAL SPECIMAN OF SIMILAR MATERIAL.

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<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">A</div> <div>IS THE CURRENT DRAWING SET REVISION NUMBER</div> </div>									
								<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">A</div> <div>06/11/12 CUP SUBMITTAL</div> </div>	MCB
								<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">A</div> <div>03/28/12 SITE PLAN OPTIONS</div> </div>	MCB
	08/09/12	PLANNING COMMISSION SUBMITTAL	MCB					<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">A</div> <div>02/22/12 REVISED PER PRE-APP MEETING</div> </div>	MCB
	07/12/12	PHASE II INCLUDED ON SUBMITTAL	MCB					<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">A</div> <div>02/02/12 PRE-APPLICATION MEETING</div> </div>	MCB
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ACCEPTABLE PLANT SIZES, VARIETIES AND CONDITIONS AT TIME OF PLANTING

SIZES: HEIGHT X SPREAD - CALIPER

SHRUBS:

1 GALLON 18" X 12" ----
5 GALLON 30" X 30" ----
15 GALLON 48" OR 70% OF MATURE HEIGHT AS LISTED BY PLANT LEGEND

TREES:

15 GAL 7'-8" X 2'-3" .75"
24" BOX 6'-10" X 4'-8" .75"
36" BOX 12'-14" 6"-7" 2.75"
48" BOX 16-18" X 8" 3.25"

PLANTS SHALL BE HEALTHY WITHOUT PESTS OR DISEASE AND SHALL NOT BE OVERWATERED; SHAW MINOR OR CIRCLING ROOTS, HAVE DAMAGED OR TWISTED TRUNKS, SHOOTED OR HEAVILY WATERED OR WOODY PERIPHERAL ROOTS, OR BE SO RECENTLY CANNED THAT THE ROOT SYSTEM IS NOT THOROUGHLY DEVELOPED THROUGHOUT THE CAN.

TREES USED IN PLANTER FRAMES OF PARKING LOTS OR AS STREET SHADE TREES SHALL HAVE PLANTER FRAMES WITH GROWTH OR PRUNING TO A 4' CLEAR HEIGHT.

THE CONTRACTOR IS TO BE CAREFUL IN ORDERING PLANTS WHICH ARE AVAILABLE IN BOTH GROUND COVER, SHRUB OR STANDARD FORMS AND IS TO PLACE THE PLANT TYPE, SIZE, VARIETY, GROWTH DESCRIPTION, HEIGHT FOR THE MATURE PLANT AND OTHER LEGEND NOTIONS OR VARIETY NAME.

NEW LANDSCAPE AREA: 162 S.F.

☒ GROUP PLANTS BY HYDROZONE--ALL NEW PLANTS ARE LOW WATER USE

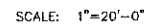
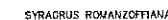
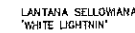
☒ PERMANENT IRRIGATION SYSTEM PROVIDED

☒ RECYCLED WATER USED IF AVAILABLE. (NO RECYCLED WATER IS AVAILABLE FOR THIS SITE, PER ORANGE COUNTY WATER CO.)

☒ REQUIRED TREES ARE 24" BOX.

EXISTING PLANTS THAT ARE DAMAGED DUE TO CONSTRUCTION ACTIVITY ARE TO BE REPLACED WITH N SPECIMENS OF SIMILAR MATERIAL TO MATCH IN LIKE KIND.

CONTRACTOR IS RESPONSIBLE FOR CONTINUOUS WATER SUPPLY FOR EXISTING PLANTS DURING CONSTRUCTION. HAND WATERING MAY BE NECESSARY IF DISRUPTION OF WATER SERVICE TO EXISTING PLANTS OCCURS DURING CONSTRUCTION. ANY EXISTING PLANTS DAMAGED DUE TO LACK OF WATER DURING CONSTRUCTION PERIOD TO BE REPLACED WITH 5 GAL SPECIMAN OF SIMILAR MATERIAL.



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	2121 BRISTOL STREET
	NEWPORT BEACH, CA 92660

	(e) 949.923.6000 Fax: 909.923.6190 www.slantec.com	
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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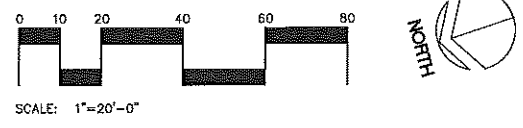
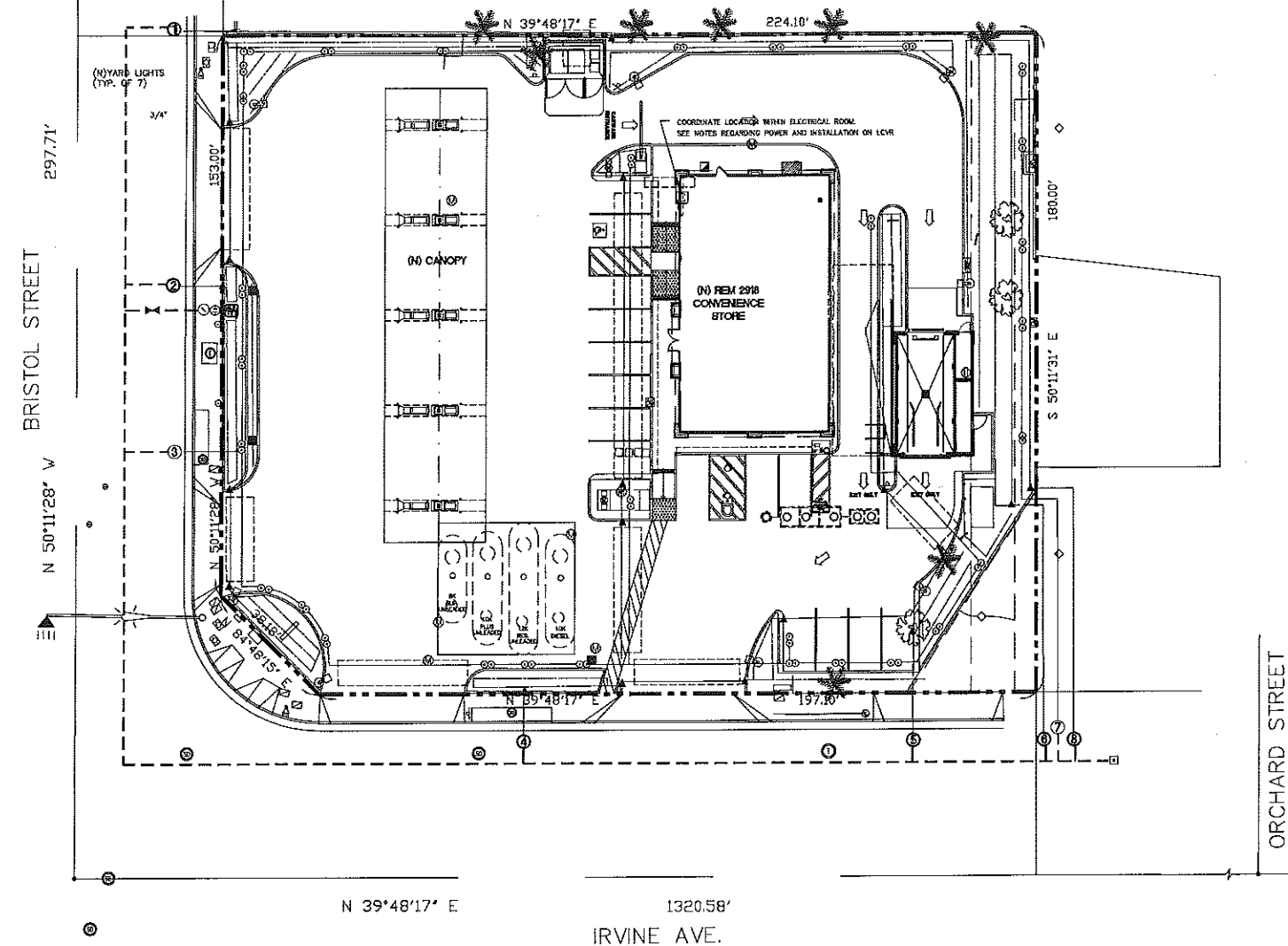
SS# 20-2016 SHEET

ICB# 2007001036 61

0057 100/00155	6.1
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CONTRACTOR TO MAINTAIN POSITIVE AND E. DRAINAGE PATTERNS

PHASE 1



☒ PLANS ARE IN COMPLIANCE WITH THE CRITERIA OF THE ORDINANCE AND THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN IS APPLIED.

MAISHA RUTH RLA #2238

VALVE SCHEDULE									
VALVE NO.	VALVE SIZE	VALVE FLOW (GPM)	CIRCUIT TYPE	HEAD TYPE	PRECIP RATE (IN/HR)	REDUCED PRESS (PSI)	VALVE MODEL	S.F.	
1	.75"	2	OFF SITE TREE BUBBLERS WITH HANTRON PCH-25 BUBBLER	RAINBIRD 1804-SAM	.6	30	700	8	
2	.75"	7	OFF SITE HYDRON LAWN	RAINBIRD 1806-SAM-WAINTER MPR 1000 ROTATOR NOZZLES	.45	30	700	1000	
3	.75"	12	ON SITE TREE BUBBLERS WITH HANTRON PCH-25 BUBBLER	RAINBIRD 1804-SAM	.6	30	700	96	
4	.75"	7	SHRUBS AND GROUND COVER	DRIP	.5	15	700	1259	
5	.75"	4	SHRUBS AND GROUND COVER	DRIP	.5	15	700	510	
6	.75"	4	SHRUBS AND GROUND COVER	DRIP	.5	15	700	250	
7	.75"	7	OFF SITE 162ND FESCUE	RAINBIRD 1806-SAM-WAINTER MPR 1000 ROTATOR NOZZLES	.45	30	700		
8	.75"	7.5	SHRUBS AND GROUND COVER	DRIP	.6	15	700	650	

9	.75"	3.5	SHRUBS AND GROUND COVER	DRIP	.6	15	700	550	
10	.75"	5	SHRUBS AND GROUND COVER	DRIP	.5	15	700	600	
11	.75"	6.4	BIO-SWALE SPRAY	RAINBIRD 1806-SAM-WAINTER MPR 1000 ROTATOR NOZZLES	.45	30	700	350	
12			SPARE						

CONTRACTOR HAS THE OPTION TO INSTALL TECHLINE FOR ALL DRIP AND FOR SPRAY BIO-SWALES AS WELL

NETAFIM TECHLINE CV SEE NETAFIM TECHLINE SOIL GUIDE FOR IN-LINE DRIPPER INTERVAL AND LATERAL SPACING

ESTABLISHMENT IRRIGATION SCHEDULE

ESTABLISHMENT IRRIGATION SCHEDULE

IRRIGATION LEGEND - TYPICAL

SYMBOL	DESCRIPTION	MANUFACTURER & MODEL NUMBER	REMARKS
<input checked="" type="checkbox"/>	AUTOMATIC RAIN SENSOR	RAINBIRD RSD-BEA	INSTALL PER MFR RECOMMENDATIONS
⊙	4" POP-UP BUBBLER	SEE VALVE SCHEDULE	FLUSH WITH GRADE
▲	PVC TO POLYETHYLENE TUBING CONNECTOR	RAINBIRD	
⊕	REDUCED PRESSURE BACKFLOW PREVENTER W/ALL-WEATHER BLANKET	LEAD-FREE FERCO LF825Y	SEE CIVIL-RPBP TO BE SIZED PER LINE AND PER LOCAL CODES
P.O.C.	POINT OF CONNECTION	AFTER RPBP	AT NEW METER AFTER RPBP-SEE CIVIL
⋈	LINE SIZE BRONZE GATE VALVE	WATTS GV SERIES	IN VALVE BOX
⊠	QUICK COUPLER VALVE W/ LOCKING COVER & 2 KEYS, 2 SWIVEL HOSE ELLS	RAINBIRD 44LRC W/ 2048	FLUSH WITH GRADE
⊖	FLOW SENSOR \ SHUT OFF	NETAFIM HYDROMETER	
⊞	AUTOMATIC CONTROLLER	IRRITROL INTELLISENSE PRO	WALL MOUNT
⊞	WEATHER-TRACKING AUTOMATIC CONTROLLER	12 STATION OR EQUAL	
①	REMOTE CONTROL VALVE SEE VALVE SCHEDULE	IRRITROL 700 SERIES	IN INDIVIDUAL VALVE BOX
②	DRIP VALVE COMPONENTS: 1. IRRITROL 700 REMOTE CONTROL VALVE 2. SENSINER PWR-MF, 30 PSI PRESSURE REGULATOR 3. AMIAD 3/4" WYE FILTER		IN INDIVIDUAL VALVE BOX
—	1 1/2" P.V.C. SCHEDULE 40 MAINLINE EXCEPT FOR 1" TO QUICK COUPLER		18" COVER
—	OPTIONAL COPPER, TYPE K-BUDD, PIPE FOR BELOW PAVING INSTEAD OF SLEEVES TO MAKE A SWEEP ONLY		24" COVER STUBBED UP 18" INSIDE CURB
—	P.V.C. SCHEDULE 40 SLEEVE, 2X LINE SIZE, BY GENERAL CONTRACTOR EXCEPT WHERE NOTED		24" COVER W/ 6" SAND BED
—	1 & 3/4" P.V.C. CLASS 200 LATERAL, OPTIONAL SCHEDULE 315 LATERAL-SEE PLAN		12" COVERAGE
—	RAINBIRD 1/2" POLYETHYLENE DRIP LINE WITH FLUSH CAP		6" COVER
—	OPTIONAL IN LINE SUBSURFACE NETAFIM TECHLINE CV 1/2" POLYETHYLENE INLINE DRIP LINE WITH FLUSH CAP. EMITTERS 12"-24" O.C. - SEE VALVE CHART AND NETAFIM SOIL CHART.		6" COVER

CITY REQUIREMENTS

- ☒ POST GRADING SOILS TEST REQUIRED
- ☒ DEDICATED IRRIGATION METER PROVIDED
- ☒ ALL EQUIPMENT AND CALCULATIONS PROVIDED PER WATER EFFICIENT ORDINANCE.
- ☒ LANDSCAPE INSTALLATION CERTIFICATION AND IRRIGATION AUDIT REQUIRED.

PVC LATERAL SIZING GUIDE

LATERAL SIZE	MAXIMUM GPM THRU 100' MAX LENGTH LATERAL	
3/4"	0-10 GPM	
1"	11-16 GPM	
1-1/4"	17-26 GPM	
1-1/2"	27-35 GPM	
2"	36-55 GPM	

SEE LEGEND FOR LATERAL MATERIAL

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NETAFIM TECHLINE SOIL GUIDE			
ROW AND DRIPPER SPACING TO BE PER SOILS TEST RESULTS			
	CLAY SOIL	LOAM SOIL	SANDY SOIL
DRIPPER FLOW	.26 GPH	.4 GPH	.6 GPH
DRIPPER INTERVAL	18"	18"	12"
LATERAL (ROW) SPACINGS	18"-24"	18"-24"	18"-20"
APPLICATION RATE (IN/HR)	.19 - .14	.29 - .21	.72 - .58

Stanlec Architecture Inc.
19 Technology Dr.
Irvine, CA 92616
Tel: 949.923.6000 Fax: 949.923.6190
www.stanlec.com

PRELIM. IRRIGATION PLAN

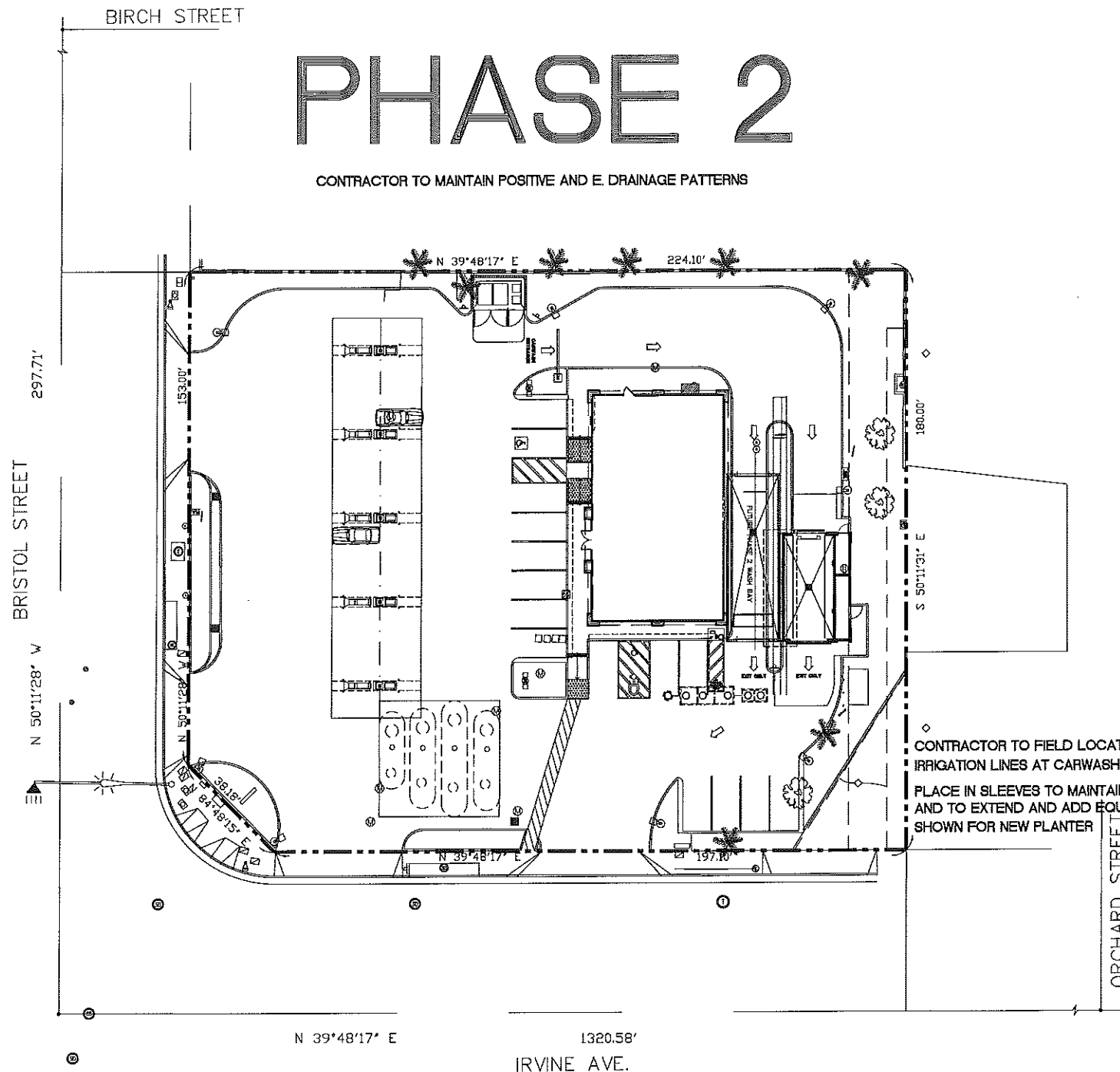
2121 BRISTOL STREET
NEWPORT BEACH, CA 92660

☒ PLAN PREPARED BY MAISHA RUTH RLA #2238

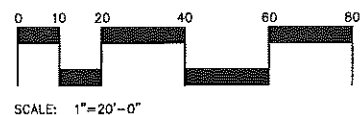
DO NOT USE FOR CONSTRUCTION UNLESS INITIALED AND DATED	MCB LGT DATE: ___/___/___
89# 20-2016 JOB# 2007001038 DRAWING CREATED	SHEET 7

PHASE 2

CONTRACTOR TO MAINTAIN POSITIVE AND E DRAINAGE PATTERNS



CONTRACTOR TO FIELD LOCATE PHASE 1 IRRIGATION LINES AT CARWASH AND TO PLACE IN SLEEVES TO MAINTAIN SERVICE AND TO EXTEND AND ADD EQUIPMENT SHOWN FOR NEW PLANTER



VALVE SCHEDULE

VALVE NO.	VALVE SIZE	VALVE FLOW (GPM)	ORIG. TYPE	HEAD TYPE	PROP. RATE (GAL/HR)	RECOMM. PRESS. (PSI)	VALVE MODEL	S.F.
1	.75"	2	OFF SITE TREE BUBBLERS	RAINBIRD 1804-SAM WITH HUNTER PDI-25 BUBBLER	.6	30	700	8
2	.75"	7	OFF SITE HUNTER LAWN	RAINBIRD 1804-SAM-WASINTER MPR 1000 ROTATOR NOZZLES PL-CV 5	.45	30	700	1000
3	.75"	12	ON SITE TREE BUBBLERS	RAINBIRD 1804-SAM WITH HUNTER PDI-25 BUBBLER	.6	30	700	98
4	.75"	7	SHRUBS AND GROUND COVER	DRIP	.6	15	700	1259
5	.75"	4	SHRUBS AND GROUND COVER	DRIP	.6	15	700	610
6	.75"	4	SHRUBS AND GROUND COVER	DRIP	.6	15	700	260
7	.75"	7	OFF SITE 182ND FESCUE	RAINBIRD 1806-SAM-WASINTER MPR 1000 ROTATOR NOZZLES PL-CV 5	.45	30	700	350
8	.75"	7.5	SHRUBS AND GROUND COVER	DRIP	.6	15	700	850

9	.75"	3.5	SHRUBS AND GROUND COVER	DRIP	.6	15	700	850
10	.75"	5	SHRUBS AND GROUND COVER	DRIP	.6	15	700	800
11	.75"	6.4	RO-SWALE SPRAY	RAINBIRD 1806-SAM-WASINTER MPR 1000 ROTATOR NOZZLES PL-CV 5	.45	30	700	350
12			SPARE					

CONTRACTOR HAS THE OPTION TO INSTALL TECHLINE FOR ALL DRIP AND FOR SPRAY RO-SWALES AS WELL.

NETAFIM TECHLINE CY SEE NETAFIM TECHLINE SOL GUIDE FOR IN-LINE DRIPPER INTERVAL AND LATERAL SPACING

ESTABLISHMENT IRRIGATION SCHEDULE

ESTABLISHMENT IRRIGATION SCHEDULE

IRRIGATION LEGEND - TYPICAL

SYMBOL	DESCRIPTION	MANUFACTURER & MODEL NUMBER	REMARKS
☑	AUTOMATIC RAIN SENSOR	RAINBIRD RSD-BEX	INSTALL PER MFR RECOMMENDATIONS
⊙	4" POP-UP BUBBLER	SEE VALVE SCHEDULE	FLUSH WITH GRADE
▲	PVC TO POLYETHYLENE TUBING CONNECTOR	RAINBIRD	
⊕	REDUCED PRESSURE BACKFLOW PREVENTER W/ALL-WEATHER BLANKET	LEAD-FREE FISCO LF825Y	SEE CIVIL-RPBP TO 1 SIZED PER LINE AND PER LOCAL CODES
P.O.C.	POINT OF CONNECTION	AFTER RPBP	AT NEW METER AFTER RPBP-SEE CIVIL
⋈	LINE SIZE BRONZE GATE VALVE	WATTS GV SERIES	IN VALVE BOX
⊠	QUICK COUPLER VALVE W/ LOCKING COVER & 2 KEYS, 2 SWIVEL HOSE ELLS	RAINBIRD 44LRC W/ 2048	FLUSH WITH GRADE
⊖	FLOW SENSOR / SHUT OFF	NETAFIM HYDROMETER	
ⓐ	AUTOMATIC CONTROLLER WEATHER-TRACKING AUTOMATIC CONTROLLER	IRRTROL INTELLIGENSE PRO 12 STATION OR EQUAL	WALL MOUNT
①	REMOTE CONTROL VALVE SEE VALVE SCHEDULE	IRRTROL 700 SERIES	IN INDIVIDUAL VALVE BOX
②	DRIP VALVE COMPONENTS: 1. IRRTROL 700 REMOTE CONTROL VALVE 2. SENNINGER PWR-MF 30 PSI PRESSURE REGULATOR 3. AMAD 3/4" WYE FILTER		
	1 1/2" P.V.C. SCHEDULE 40 MAINLINE EXCEPT FOR 1" TO QUICK COUPLER		18" COVER
	OPTIONAL COPPER, TYPE K-RIGID, PIPE FOR BELOW PAVING INSTEAD OF SLEEVES TO MAKE A SWEEP ONLY		24" COVER STUBBED UP 18" INSIDE CURB
	P.V.C. SCHEDULE 40 SLEEVE, 2X LINE SIZE, BY GENERAL CONTRACTOR EXCEPT WHERE KEYNOTED		24" COVER W/ 8" SAND BED
	1 & 3/4" P.V.C. CLASS 200 LATERAL-SEE PLAN		12" COVERAGE
	OPTIONAL SCHEDULE 315 LATERAL-SEE PLAN		
	RAINBIRD 1/2" POLYETHYLENE DRIP LINE WITH FLUSH CAP		6" COVER
	OPTIONAL IN LINE SUBSURFACE NETAFIM TECHLINE CY 1/2" POLYETHYLENE INLINE DRIP LINE WITH FLUSH CAP. EMITTERS 12"-24" O.C. - SEE VALVE CHART AND NETAFIM SOL. CHART.		6" COVER

CITY REQUIREMENTS

- ☒ POST GRADING SOILS TEST REQUIRED
- ☒ DEDICATED IRRIGATION METER PROVIDED
- ☒ ALL EQUIPMENT AND CALCULATIONS PROVIDED PER WATER EFFICIENT ORDINANCE.
- ☒ LANDSCAPE INSTALLATION CERTIFICATION AND IRRIGATION AUDIT REQUIRED.

PVC LATERAL SIZING GUIDE

LATERAL SIZE	MAXIMUM GPM THRU 100' MAX LENGTH LATERAL
3/4"	0-10 GPM
1"	11-16 GPM
1-1/4"	17-26 GPM
1-1/2"	27-35 GPM
2"	36-55 GPM

SEE LEGEND FOR LATERAL MATE

NETAFIM TECHLINE SOIL GUIDE

ROW AND DRIPPER SPACING TO BE PER SOILS TEST RESULTS

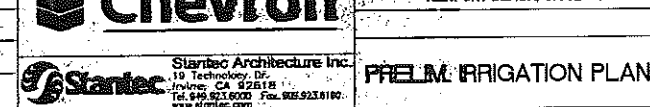
	CLAY SOIL	LOAM SOIL	SANDY SOIL
DRIPPER FLOW	.26 GPH	.4 GPH	.6 GPH
DRIPPER INTERVAL	18"	18"	12"
LATERAL (ROW) SPACINGS	18"-24"	18"-24"	16"-20"
APPLICATION RATE (IN/HR)	.19 - .14	.29 - .21	.72 - .58

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IS THE CURRENT DRAWING SET REVISION NUMBER			
08/09/12	PLANNING COMMISSION SUBMITTAL	MCR	06/11/12 CUP SUBMITTAL
07/28/12	PHASE II INCLUDED ON SUBMITTAL	MCR	03/28/12 SITE PLAN OPTIONS
07/23/12	PHASE II INCLUDED ON SUBMITTAL	MCR	02/22/12 REVISED PER PRE-APP MEETING
07/23/12	PHASE II INCLUDED ON SUBMITTAL	MCR	02/02/12 PRE-APPLICATION MEETING
MARK	DATE	REVISIONS/ MILESTONES	INITIAL

2121 BRISTOL STREET
NEWPORT BEACH, CA 92660



PRELIM IRRIGATION PLAN

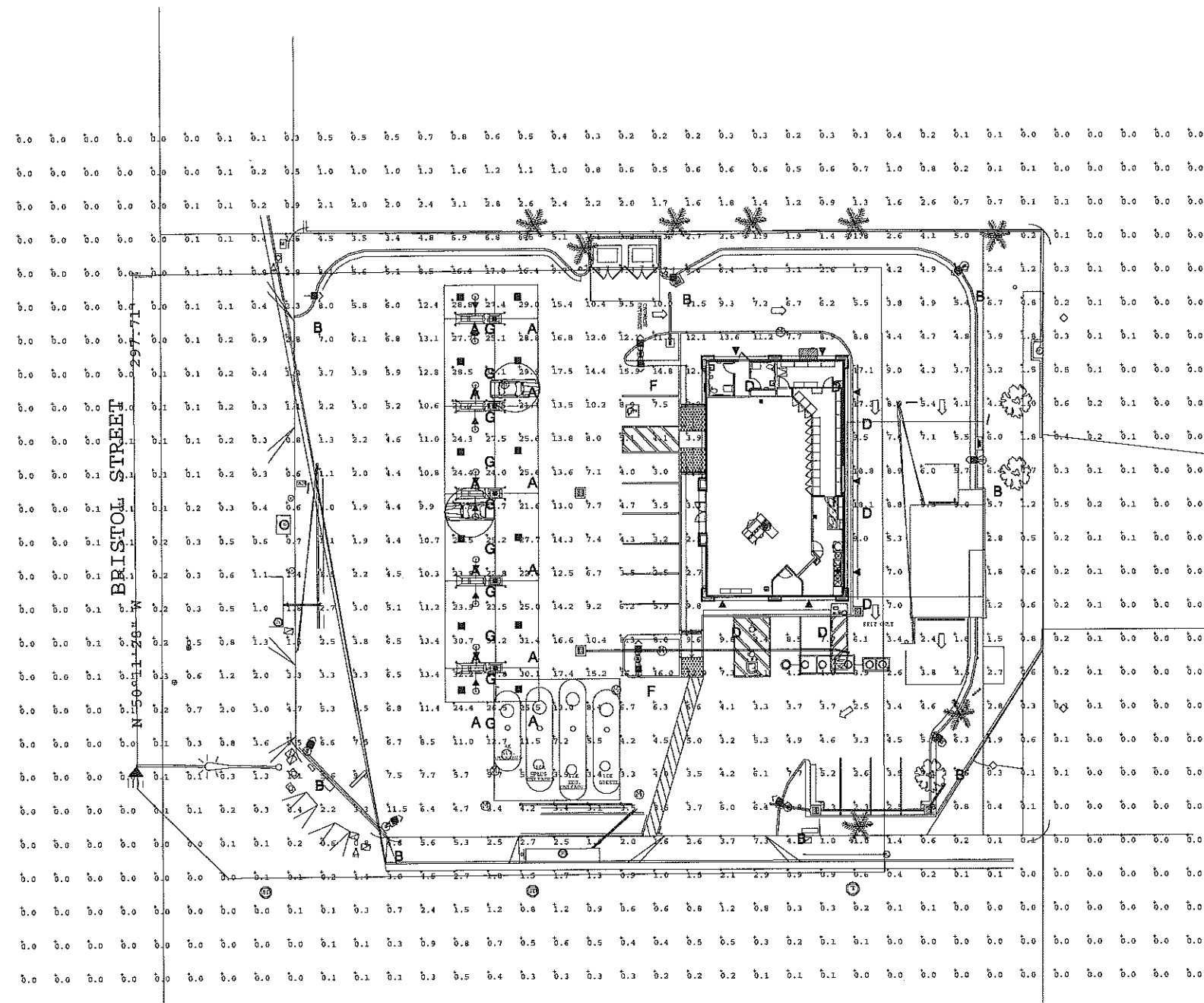
DO NOT USE FOR CONSTRUCTION UNLESS INITIALED AND DATED:	MCR LGT DATE: / /
SEP 20-2016	SHEET 7.1
JOB# 2007001036	
DRAWING CREATED:	

PLAN PREPARED BY MAISHA RUTH RLA #2238

PLANS ARE IN COMPLIANCE WITH THE CRITERIA OF THE ORDINANCE AND THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN IS APPLIED.

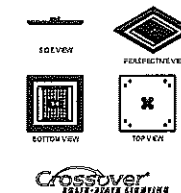
MAISHA RUTH RLA #2238

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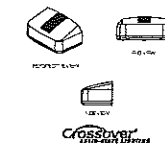


2008 Title 24 Service Station									
Lighting Zone 3									
CHEVRON									
BRISTOL & IRVINE									
NEWPORT BEACH, CA									
111298-1									
7/30/2012									
Power Allowance									
	Area (ft²)	Perimeter (ft)	#Doors	#Dispensers	(w/ft²)	(w/ft)	(w/door)	(w/dispenser)	Allowable Wattage
Initial Wattage Allowance (IWA)									770,000
Area Wattage Allowance (AWA)	29109.000				0.092				2677.816
Linear Wattage Allowance (LWA)		793.000				0.920			729.660
Total Allowed General Hardscape Allowance									4177.476
Vehicle Service Station Hardscape	20539.000				0.309				7896.812
Total Hardscape Allowance									12074.332
Building Entrances or Exits (First Within 30' of Door)		0.000					100.000		0.000
Vehicle Service Station Uncovered Fuel Dispenser				0	186				0.000
Vehicle Service Station Canopy	2469.000				1.358				4710.902
									2221.00
Totals are not permitted between Hardscape Illumination and Specific Allowance									
This calculation of maximum power allowance is an estimate. This information is provided as a courtesy and only includes wattage.									
This is a preliminary calculation and is not intended for use in the final design. The engineer and/or architect must determine the final power allowance.									
The applicability of this estimate to any existing or future field conditions									

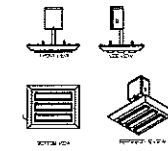
CRS-SC-LED-64
LED Crossover Gold Symmetric Canopy Light



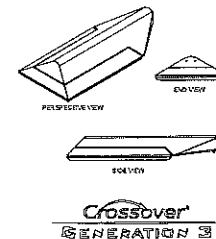
XPWS3
LED Crossover Wall Mount Light



CRO3 FO
LED Crossover Focus (Single Deck)



Crossover
GENERATION 3
XAM3
LED Crossover Area Light



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	3.72	56.8	0.0	N.A.	N.A.
DISPENSER VERTICAL READINGS_Si	Illuminance	Fc	51.18	105	18.2	2.81	5.79
CANOPY SUMMARY	Illuminance	Fc	28.18	56.8	21.1	1.34	2.69
PARKING SUMMARY	Illuminance	Fc	7.26	26.5	1.0	7.26	26.50

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens
	10	G	SINGLE	CRO3-FO-LED-30-CW-UE	1.000	N.A.	2674
	2	F	D180°	XAM3-FT-LED-119-450-CW-UE D180 ON 18' POLE + 2' BASE -20' MH	1.000	N.A.	24686
	7	D	SINGLE	XPWS3-FT-LED-48-460-CW-UE	1.000	N.A.	4813
	8	B	SINGLE	XAM3-FT-LED-119-450-CW-UE SINGLE ON 18' POLE + 2' BASE -20' MH	1.000	N.A.	12343
	12	A	SINGLE	CRS-SC-LED-64-HO-CW-UE	1.000	N.A.	13596

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions using current industry standard illuminance in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts
Total Watts = 4902.9

LIGHTING PROPOSAL FOR	
CHEVRON BRISTOL & IRVINE NEWPORT BEACH, CA	
SCALE: 1"=20'	LO- 111298-1
DATE: 7/30/12	
BY: LLE	SHEET 1 OF 1

ADDITIONAL
MATERIALS
RECEIVED

Bristol Chevron Service Station

STAFF PRESENTATION

Planning Commission - September 20, 2012

Planning Commission
Public Hearing
August 23, 2012



Introduction



- Request for Use Permit No. 2012-012 to renovate existing Chevron Service Station

Vicinity Map



Background



- Existing 0.92 acre site, southeast corner of Bristol Street and Irvine Avenue
- Developed with a Chevron service station under Use Permit No. 3010 approved in 1982
- Amended in 1987 to add car wash

Project Details

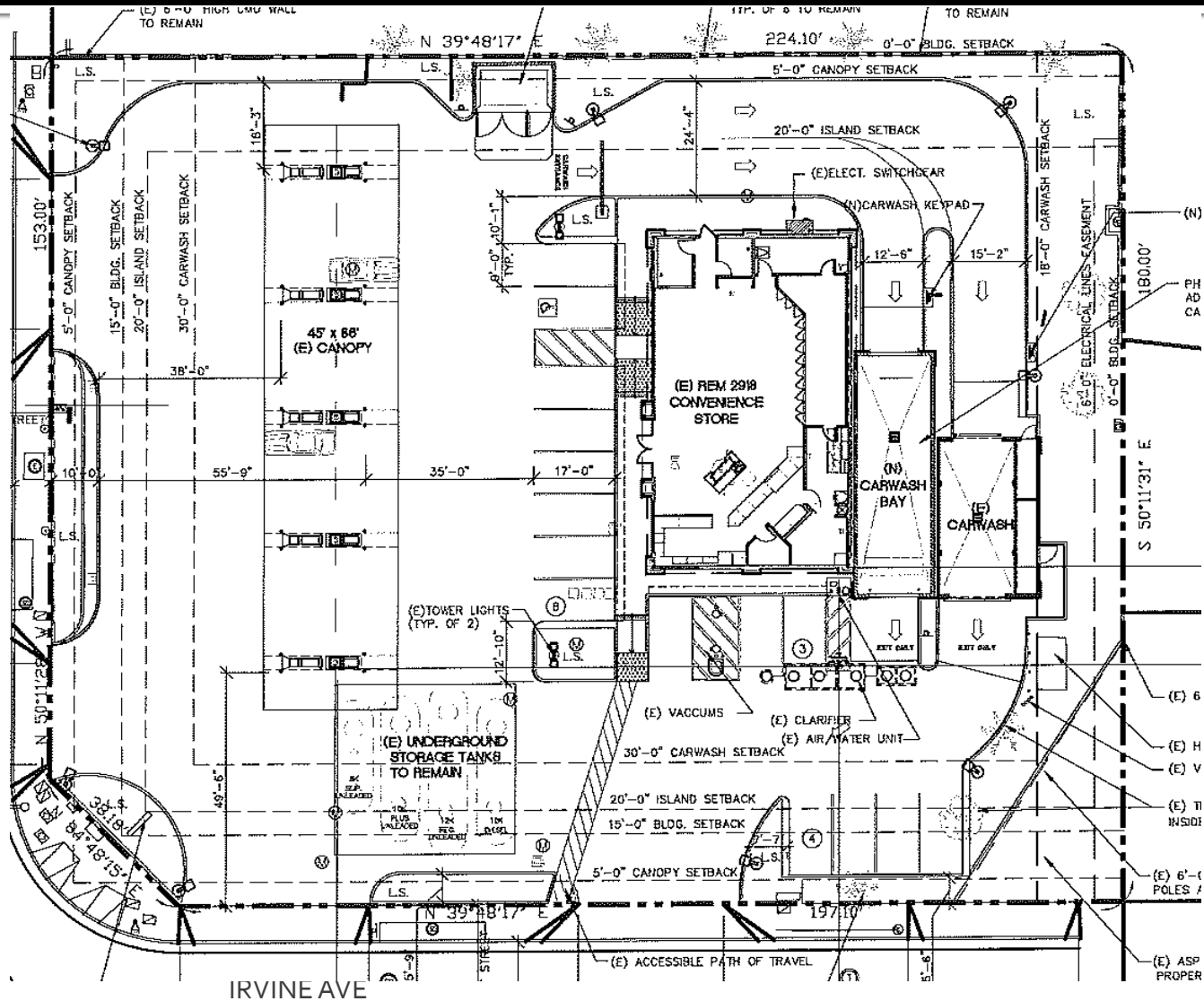


- New 2,945-square-foot convenience store, Type 20 ABC license
- Renovation of existing car wash and additional car wash bay including equipment room (1,628 sq. ft.)
- Replace canopy reduce number of dispensers
- New trash enclosure with recycling bins
- Expanded/new landscaping
- Complies with all service station guidelines and standards

Site Photographs



Site Plan



Considerations



- Noise of Car Washes, Exterior Vacuums
 - Acoustical study results demonstrate well below Municipal Code noise standards

- Type 20 ABC License
 - All factors considered
 - PD provided report in support including standard conditions

CEQA Review



- Cat. Exempt - Section 15332, Class 32 (In-Fill Development Projects)
- Meets all of the conditions required for this exemption which are provided with supporting facts in the draft resolution

Additional Condition

- City Traffic Engineer and applicant analyzed driveway consolidation
- Determined all driveways needed
- Requires width of driveway along Irvine Ave. closest to intersection to be narrowed, replace with additional landscaping to enhance corner

Recommendation



- Conduct a public hearing
- Adopt the Draft Resolution approving Use Permit No. 2012-012



For more information contact:

Melinda Whelan
949-644-3221
mwhelan@newportbeachca.gov
www.newportbeachca.gov

To: Planning_Commissioners
Subject: Additional Materials Received

Additional Materials Received
Planning Commission September 20, 2012

ITEM NO. 1.b: Minutes of September 6, 2012

ITEM NO. 2: Bristol Chevron Service Station (PA2012-073)

ITEM NO. 3 Davidson-Took Variance (PA2012-108)

-----Original Message-----

From: Wisneski, Brenda
Sent: Wednesday, September 19, 2012 3:55 PM
To: Whelan, Melinda; Murillo, Jaime; Ramirez, Gregg; Garciamay, Ruby
Cc: Brandt, Kim
Subject: FW: Written comments on September 20, 2012 Planning Commission agenda items

Mosher comments below for review and distribution.

-----Original Message-----

From: Houston, Rob
Sent: Wednesday, September 19, 2012 3:44 PM
To: Wisneski, Brenda; Brandt, Kim
Subject: FW: Written comments on September 20, 2012 Planning Commission agenda items

-----Original Message-----

From: Jim Mosher [mailto:jimmosher@yahoo.com]
Sent: Wednesday, September 19, 2012 3:42 PM
To: Houston, Rob
Subject: Written comments on September 20, 2012 Planning Commission agenda items

In reviewing the staff reports for the September 20, 2012 Planning Commission meeting, I have the following comments and possible corrections:

ITEM NO. 1b MINUTES OF SEPTEMBER 6, 2012

On page 5 of 6, under "ITEM NO. 5 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT": "uptown Newport project" should be "Uptown Newport project".

Item 2 (Bristol Chevron Service Station (PA2012-073))

General comments:

* The description of the existing facility as having "six dispensers" might be slightly misleading. I believe the existing station has three islands, each of which has two two-sided dispensing stations, as well as separate diesel dispensers on two of the islands. That would suggest something like 14 to 16 vehicles (I don't recall if the diesel dispensers are two-sided) could be fueling at one time.

* The long-established, if somewhat seedy, "Minute King" convenience/liquor store on the Irvine Avenue property immediately abutting the service station on the south might call into question the need for the proposed new convenience store, which might possibly result in an over-concentration of opportunities for alcohol sales to motorists.

Starting on page 12 of the 104 page PDF:

* In Condition of Approval 15, the reference to "per condition of approval LIGHTING, No.2" is unclear. Is this supposed to be a reference Condition 14? Or is it a reference to some other City document?

* In Condition 16, I suspect "adequate SITE distance" is supposed to be "adequate SIGHT distance."

* The relevance of Condition 25 to Alcohol Sales (the topic under which it is found) is not immediately obvious. Isn't this really a fire/safety issue? And does the condition refer to exits from the building? or from the property?

* In Condition 31, "under the control of the license" is probably meant to be "under the control of the LICENSEE"?

* In Condition 38, "CalGree Section 5.701" should probably be CalGreen Section 5.701" (missing "n")

* In Condition 46, "knox box" is probably meant to be "Knox box".

* In Condition 48, "along the Bristol Street Irvine Avenue frontages" is probably meant to be "along the Bristol Street AND Irvine Avenue frontages" (as in Condition 47).

* In Condition 49, "full depth AC patchback" could well be correct, but I don't know what "AC" stands for.

* In Condition 57, "closed driveway shall replaced by" should be "closed driveway shall BE replaced by".

* In Condition 61(b), "30 minutes" seems a very long time for trucks and heavy equipment to be idling.

Item 3 (3 Davidson-Took Variance (PA2012-108))

General comments:

* It is unclear from the report what the name "Davidson-Took" signifies.

* The report also does not make immediately clear that additional City Council approval will be needed for the requested driveway access to Park Avenue (Condition of Approval 10).

* Is the 3-foot rear setback, which could in places be reduced to 2.5 feet (per Condition of Approval 7), adequate for fire access?

Starting on page 16 of the 31 page PDF: